



## 76 The Beeches, Upton-Upon-Severn, WR8 0QQ

£275,000

A semi detached two bedroom bungalow with enclosed rear garden, garage and drive for sale with no onward chain. Situated in a sought after area on the outskirts of Upton upon Severn, the property has excellent access to the town, the motorway and Worcester Parkway. The accommodation comprises: entrance hall, lounge diner with doors out to the rear garden, fitted kitchen, rear porch, two bedrooms, main shower room. Further benefits include: central heating, double glazing, longer than detached single garage and long driveway, gardens to front and rear. For sale with no onward chain.



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## CANOPY PORCH

Light, step up to:

## ENTRANCE HALL

Entrance hall accessed via an obscure glass double glazed door from the driveway with matching window to the side, ceiling light point, smoke alarm, access to roof space, built-in storage cupboard, doors to:

## LOUNGE DINER 15'1" x 10'11" (4.62m x 3.33m)

Rear aspect double glazed French doors to rear garden patio with space for table and chairs and outside entertaining, full height double glazed windows to either side of doors, ceiling light point, coving, radiator.

## KITCHEN 9'8" x 9'2" (2.95m x 2.81m)

Double glazed window, ceiling light point, fitted kitchen comprising: matching range of floor and wall mounted white units and a marble effect work surface, stainless steel single bowl sink unit with mixer tap over, integral electric hob, integral oven, space and plumbing for washing machine, space for further appliance, space for tall fridge freezer, built-in pantry cupboards with shelving, radiator, double glazed door to:

## REAR PORCH

Brick built rear porch with windows to either sides and glazed door to rear garden.

## BEDROOM ONE 14'6" x 11'0" (4.44m x 3.36m)

Double glazed window, ceiling light point, coving, range of fitted bedroom furniture to include two double wardrobes, dressing table, and overhead cupboards, radiator.

## BEDROOM TWO 9'7" x 7'10" (2.94m x 2.41m)

Front aspect double glazed window, radiator.

## BATHROOM 6'5" x 5'4" (1.97m x 1.65m)

Obscure glass double glazed window, ceiling light point, extractor, re-fitted white suite comprising: large walk-in shower cubicle, pedestal wash hand basin, push flush WC, wall light, radiator, fully tiled walls.

## FRONT GARDEN

Front garden accessed from the road by a double width driveway providing parking for three to four cars or space for motorhome, mostly laid to lawn with mature flower and shrub beds to border, the driveway continues along the side of the house giving access to the front door, the garage and gated access to:



## REAR GARDEN

Private rear garden access from the lounge diner or from the rear porch which opens two a paved area with space for table and chairs and outside dining, leading on to a formal lawn with flower and shrub borders, Worcester Bosch oil fired boiler sits directly behind the house, a paved path leads up the garden to a further paved seating area, positioned to take advantage of the afternoon and evening sun.

## GARAGE 20'0" x 9'7" (6.12m x 2.94m)

Detached brick built longer than single garage accessed via an up and over style door from the front, ceiling light points , power points, double glazed obscure glass window to side, double glazed obscure glass door to rear garden.

## DIRECTIONS

From the Allan Morris Upton upon Severn office proceed over the river bridge, after passing the Marina on the right follow the road and take the turning right into Ryall then the second turning right into The Beeches. Take the second right hand turn into the continuation of The Beeches where the property can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

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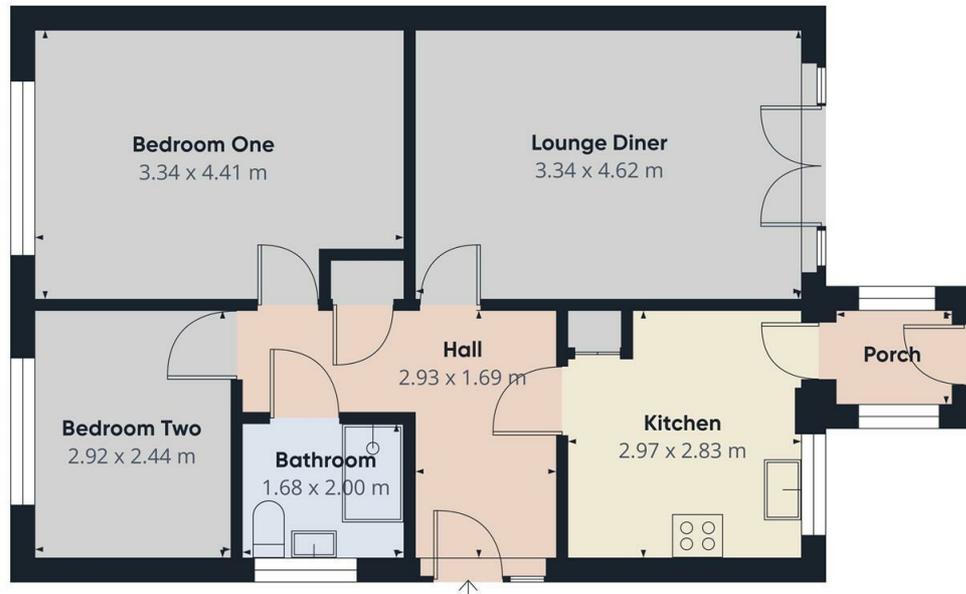


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Approximate total area<sup>(1)</sup>  
58.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

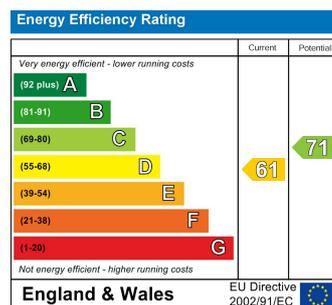
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains electricity, water and drainage are connected. Central heating is oil fired. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

## EPC



## Material Information Report

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