



1 Lilac Close, Upton-Upon-Severn, WR8 0TA

£470,000

Lilac Close is situated within a popular residential part of Upton, set within this small close of modern properties with their own access road. This bungalow is deceptive from the front and has three bedrooms, one en suite and a family bathroom. There is a good sized front lounge with the dining room/bedroom four set off and the breakfast room to the side also gives access into the garden. There is a well fitted kitchen with a utility and access into the southerly facing garden, being enclosed and gated, allowing further parking inside the boundary. There are two purpose-built outbuildings, one is a workshop and the other a useful garden store. An early viewing is essential to appreciate the position and immaculate accommodation on offer.



1, Lilac Close, Upton-Upon-Severn, Worcestershire, WR8 0TA

LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, two banks, medical centre, library, three churches, primary school and popular secondary school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

ACCOMMODATION

PORCH

With double glazed panel UPVC front door, with double glazed side panels, internal meter boxes, double-glazed front door, door to;

HALLWAY

Wall-mounted thermostatic control and multi socket power points, BT socket. Access hatch to roof void. Airing cupboard (housing lagged hot water tank with ample slatted shelving). radiator, doors to;

SITTING ROOM 12'3" x 14'7" (3.74m x 4.46m)

With front facing double glazed window, panelled radiator, BT socket. Coal-effect gas fire on marble hearth with timber surround and mantle shelf. TV aerial socket. Open plan to;

SNUG 11'0" x 7'8" (3.36m x 2.35m)

Side facing with double-glazed double doors open out to garden, radiator.

DINING ROOM/BEDROOM 4 9'9" x 12'11" (2.98m x 3.95m)

Front facing double-glazed window, panelled radiator. Door from Sitting Room.

KITCHEN 8'9" x 11'2" (2.67m x 3.41m)

Rear facing double glazed window. Range of eye and base level units, wooden worktops with drawers and storage cupboards under, ceramic sink unit with mixer tap. Space for electric cooker. Fitted wall mounted storage cupboards, space for fridge freezer, plumbing for dishwasher, radiator and ceramic tile floor covering. Door to;

UTILITY ROOM 5'6" x 5'6" (1.70m x 1.69m)

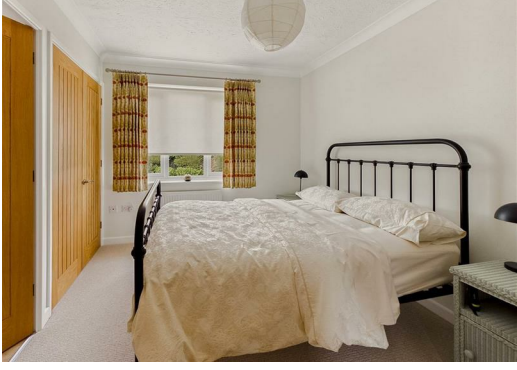
Side facing double glazed window, single drainer stainless steel sink unit, mixer tap. Work top surfaces with patterned ceramic tile surrounds and storage cupboard under. Plumbing for automatic washing machine and space for tumble dryer. Panelled radiator, ceramic tile floor covering. Wall mounted central heating boiler. Double glazed rear access door into garden.

BEDROOM ONE 12'0" x 12'3" (3.66m x 3.74m)

Front facing double glazed window. Panelled radiator and alcove for dressing table. BT socket, TV aerial socket, multi socket power points, built-in wardrobe cupboards. Doorway through to;

EN SUITE SHOWER ROOM 4'11" x 5'1" (1.50 x 1.57m)

Comprising of low flush WC, pedestal hand wash basin with tile surrounds, wall mirror and light point. Cubicle shower with glass screen, radiator, towel rail and double-glazed window. Extractor fan.



BEDROOM TWO 9'8" x 10'7" (2.97m x 3.24m)

Rear aspect double glazed window overlooking garden. With built in wardrobe cupboards, radiator.

BEDROOM THREE/STUDY 6'9" x 10'8" (2.07m x 3.27m)

With side facing double glazed window, panelled radiator, phone point.

BATHROOM 7'2" x 6'0" (2.19m x 1.84m)

Comprising of panelled bath with glazed shower screen, electric shower over, tile surrounds. low flush WC, wash basin with mixer tap and storage cupboards under. Upright chrome radiator/towel rail, rear facing double-glazed window, extractor fan.

OUTSIDE

To the front of the property, approached off the close with five properties responsible for the maintenance of the access road. There is paved frontage, off road parking and a low maintenance gravelled area. To the rear there is gated vehicle access to hard standing. Two outside mains water taps, Attractive planned garden with raised border, specimen shrubs and plants with seasonal colour. Central circular lawn with gravel surround and weathered paving slabs. There is useful garden store built at the back of the dining room.

WORKSHOP

Set within the garden and well screened. This building is insulated and connected to light and power and measures approximately 19'8 x 9'3 (6.04 x 2.83m). Has double glazed window and UPVC door with security lock. There are ceiling lights and ample power points. Television aerial socket. Independent electric heating. (Ideal for home office or business).

TIMBER GARDEN STORE

Connected to light and power with security lock. Measuring overall approximately 9'6 x 12'5 (2.93 x 3.81m) with opaque glazed window.

DIRECTIONS

From the Allan Morris Upton office proceed south along Old Street, passing the Church on the left and take the next turning left into Minge Lane. Proceed straight over at the next cross roads. Take the next left into Gardens Walk. Lilac Close is then the second turning on the left. Number 1 is the first property on the left. For more details or to arrange a viewing, please call our Upton office on 01684 561411.

ADDITIONAL INFORMATION

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

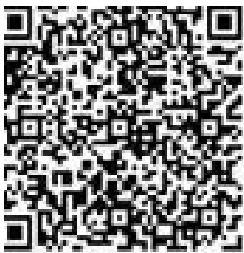
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

ASKING PRICE

£495,000



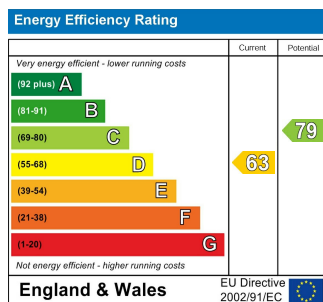


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