



29 Hillview Gardens, Upton-Upon-Severn, WR8 0QJ

£399,950

A beautifully presented three bedroom detached bungalow, with conservatory, private landscaped rear garden, garage and driveway, in a cul-de-sac of similar properties on the outskirts of Upton upon Severn. The accommodation comprises; wide entrance hall, cloakroom, open plan lounge diner with woodburner, refitted kitchen, main bedroom, second bedroom currently used as a home working space with conservatory off overlooking the garden, third bedroom, refitted bathroom. Further benefits include; central heating, double glazing, detached garage (part converted to provide additional art studio), block paved drive, and mature landscaped private rear gardens. Viewing a must to appreciate the condition and presentation inside and out.



29, Hillview Gardens, Upton-Upon-Severn, WR8 0QJ

ENTRANCE

Recessed open porch, ceiling light point, quarry tiled floor, ornate double obscure glass double glazed door to:

ENTRANCE HALL

Two ceiling light points, smoke alarm, access to roof space, built in coats cupboard with hanging rail and shelf, built in laundry cupboard with wall mounted Valliant LPG boiler, slatted shelving and space and plumbing for washing machine, radiator, door to:

CLOAKROOM

Side aspect obscure glass double glazed window, ceiling light point, re-fitted white suite comprising: floating wash hand basin, push flush WC, radiator.

LOUNGE/DINER 24'7" x 13'0" x 10'8" (7.50m x 3.98m x 3.26m)

Twin front aspect double glazed windows, two ceiling light points, coving, contemporary floor mounted wood burner on a tiled hearth with wall light points to either side, two radiators, door to:

KITCHEN 10'9" x 9'10" (3.28m x 3.00m)

Side aspect double glazed window and side aspect double glazed door to side passage, recessed ceiling down lighters, refitted kitchen comprising of a range of floor and wall mounted high gloss cream units under a stone effect work surface, stainless steel one and a half bowl sink unit, integral electric hob with oven below and hidden extractor over, dishwasher, space for further appliances, radiator, tile effect floor.

MAIN BEDROOM 13'10" x 12'1" (4.23m x 3.70m)

rear aspect double glazed window overlooking the garden, ceiling light point, radiator, long range of fitted wardrobes with hanging rail and shelving.

BEDROOM TWO 10'4" x 9'10" (3.17m x 3.00m)

Side aspect double glazed window, ceiling light point, radiator, laminate floor. NB is currently used as a study, double glazed sliding doors to:

CONSERVATORY 13'5" x 9'3" (4.09m x 2.82m)

uPVC double glazed conservatory with double door to rear garden and door to driveway.

BEDROOM THREE 8'1" x 7'4" (2.48m x 2.25m)

Side aspect double glazed window, ceiling light point, radiator.



BATHROOM 7'7" x 5'6" (2.32m x 1.70m)

Obscure glass double glazed window, recessed ceiling down lighters, extractor, re-fitted white suite comprising: panel bath with shower over, wash hand basin with storage below, hidden cistern WC, heated towel rail.

FRONT GARDEN

Front garden mainly laid to range of mature flower and shrub beds with paved paths between a mature laburnum at the front, a block paved drive providing space for four to five cars and open access to the garage and front door.

REAR GARDEN

Private landscaped rear garden with initial paved patio with space for outside table and chairs. The formal lawn is cut with a wide range of mature cottage style flower and shrub beds, ornamental pond. To rear of the garden is a further paved area with timber pergola over, raised vegetable and fruit bed area to the side, utility area to rear, space for shed behind the garage.

GARAGE 16'6" x 8'9" (5.05m x 2.67m)

Detached brick built single garage with pitched roof, currently divided by to provide:

STORAGE 7'8" x 8'9" (2.36m x 2.67m)

Twin front doors, power and light, eaves storage. Door to:

STUDIO 8'1" x 7'10" (2.48m x 2.40m)

Rear double glazed window, ceiling light point, power points, used by the current owner as an art/crafts studios.

DIRECTIONS

From the Allan Morris office in Upton, turn left and proceed over the bridge, taking the right hand turn to Ryall. Take the second turning on the left into the Woodlands, and then left into Hillview Gardens. Follow the road around to the right and continue around the cul de sac. the property can then be found on the right hand side about half way along.





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 LPG 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: D

ENERGY PERFORMANCE RATINGS: Current: C69 Potential: C78

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

- Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 - (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
 - (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
 - (iv) Rents quoted in these particulars may be subject to VAT in addition, and
 - (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
Upton upon Severn

Droitwich
Persnore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London