



6 Packers Hill, Upton-Upon-Severn, WR8 0SG

£289,950

A detached family home situated in a popular residential area. This property would benefit from modernisation and offers lots of scope for improvement. Comprising; porch, hallway, sitting room, lean-to conservatory, dining room, kitchen, three bedrooms and a family bathroom, frontage with parking, garage and a private rear garden. The property does require updating and is offered with no onward chain. Early viewing highly recommended.



6, Packers Hill, Upton-Upon-Severn, Worcestershire, WR8 0SG

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, medical centre, library, three churches, primary school and popular senior 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.

ENTRANCE

Wooden entrance porch into:

HALLWAY

Stairs to first floor, telephone point, first floor, radiator, side facing wooden door. Internal doors to;

WC

Understairs with low level WC, wash basin, side facing window.

DINING ROOM 10'9" x 8'0" (3.29m x 2.46m)

Front facing uPVC window, radiator, serving hatch to kitchen.

KITCHEN 10'7" x 8'11" (3.23m x 2.73m)

Side facing uPVC window, wooden side door, range of both eye and base level units, gas hob, electric oven, sink and drainer unit, space and plumbing for automatic washing machine and further appliances.

SITTING ROOM 11'5" x 17'0" (3.48m x 5.20m)

Rear facing uPVC window, radiator, gas fire, television point, radiator. Door to;

LEAN TO CONSERVATORY 8'8" x 8'4" (2.66m x 2.55m)

Low brick wall and wooden construction, double doors open to garden.

FIRST FLOOR LANDING

Side facing uPVC window, storage cupboard, airing cupboard housing hot water tank. Doors to:

BEDROOM ONE 13'5" x 10'11" (4.10m x 3.33m)

Front facing uPVC window, built in wardrobe and further storage cupboard.



BEDROOM TWO 11'8" x 8'8" (3.56m x 2.66m)

Rear facing uPVC window, radiator.

BEDROOM THREE 8'0" x 8'7" (2.44m x 2.63m)

Rear facing uPVC window, radiator, built in storage cupboard.

BATHROOM 5'10" x 8'1" (1.80m x 2.48m)

Side facing obscure uPVC window, shower cubicle, low level WC, wash basin, radiator.

FRONTAGE AND DRIVEWAY

Laid to stone chippings with driveway for one car to the fore of the garage, path to front door. Gated side access.

REAR GARDEN

Laid to slab with pond water feature, shrub and flowering borders, large centre tree, gated side access, enclosed by timber fencing.

DIRECTIONS

From the Allan Morris Upton office, turn right and follow road up Tunnel Hill onto the Welland Road. Take the first turning right into Greenfields Road then take the second right turn into Packers Hill. The property can then be found at the head of the cul de sac, on the right hand side. For further information, or to arrange a viewing, please contact us on 01684 891348

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

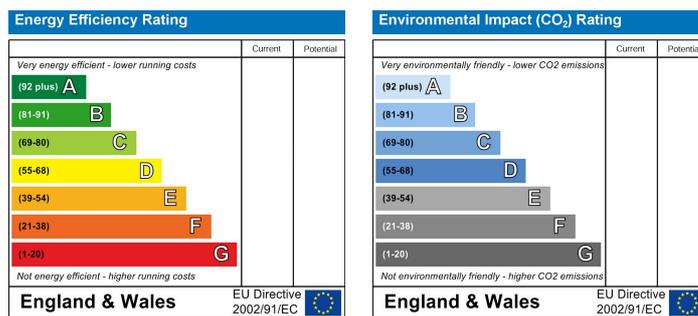
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. 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: Potential: TBC

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



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