Allan Morris
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28 Gardens Walk, Upton-Upon-Severn, WR8 0LL

£325,000

A DETACHED THREE BEDROOM HOUSE IN THE CENTRE OF UPTON-ON-SEVERN AND WITHIN A SHORT WALK OF SHOPS & FACILIITIES.

The accommodation is offered for sale with no chain and briefly comprises:- reception hall, cloakroom, fitted kitchen to front aspect, lounge/diner with understairs store cupboard, conservatory, three bedrooms and a shower room. The gardens are easily maintained at the front and offer ample parking, plus a garage. The mainly lawned, rear garden has planted borders and flower beds and offers a sunny aspect. The property further benefits from gas central heating and double glazing. An early viewing is recommended.







28, Gardens Walk, Upton-Upon-Severn, WR8 0LL



Opaque double glazed door and matching window to side, opens to:

HALL
With stairs to the first floor, double radiator, wood effect flooring, multipaned doors to kitchen and lounge. Door to:-

CLOAKROOM
Front aspect opaque double glazed window, WC, wash basin with cupboard under, heated towel rail.



KITCHEN
Front aspect, double glazed, bow window, tiled floor, radiator. Fitted kitchen units to eye and base level with corner cupboards with carousels and including:- one and a half bowl, single drainer, sink unit with mixer tap, four ring, electric hob, extractor hood over, built-in double oven and grill, built-in fridge, built-in slimline dishwasher. Fitted in 2022.

LOUNGE/DINER
Double glazed patio doors to conservatory, rear aspect double glazed door to conservatory. Door to understairs storage cupboard, double radiator, central heating thermostat/programmer. New carpets and curtains.



CONSERVATORY
uPVC double glazed windows with solid roof, door to garden.

FIRST FLOOR LANDING
With side aspect double glazed window, hatch to loft space, door to airing cupboard with Worcester gas central heating boiler and shelving, cupboard below. Doors to:-



SHOWER ROOM
Front aspect opaque double glazed window, wash basin with cupboards under, shower enclosure with thermostatic shower, concealed cistern WC, heated towel rail, radiator, extractor fan.

BEDROOM ONE
Rear aspect double glazed window, radiator, fitted wardrobe including one double, one single, fitted drawers and cupboard.



BEDROOM TWO
Front aspect double glazed window, radiator under.

BEDROOM THREE
Rear aspect double glazed window, radiator.

REAR GARDEN

At the front the garden has been hard landscaped with a central flower bed and border of lavender. The drive offers off road parking for several vehicles plus a garage. A gate from the drive opens to the garden. At the rear the garden is mainly lawned with borders with flowering plants and shrubs, plus a patio adjoining the house. A small garden store is located behind the GARAGE which has a courtesy door from the garden, up and over door to front, light and power, plumbing for washing machine.

DIRECTIONS

From the Allan Morris office on Old Street turn right. Before leaving the town turn left by the fire station into Minge Lane. Follow the road round the left hand bend into Gardens Walk, number 28 can be found on the right hand side. For more details or to book a viewing, please call our Upton office on 01684 891348.

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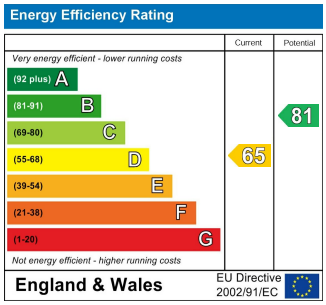
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: D

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.



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