



**80 The Beeches, Upton-upon-Severn, WR8 0QQ**

**£225,000**

A semi-detached bungalow property, situated in a quiet residential location on the outskirts of Upton- upon-Severn, this property requires some updating but offers good scope for improvements and personal touch. The accommodation comprises entrance hallway, sitting room, conservatory, kitchen, two bedrooms, shower room, garage and driveway, rear garden with large timber summerhouse/workshop the property is offered with no onward chain, requires some updating and an early viewing is highly recommended.



# 80, The Beeches, Upton-upon-Severn, Worcester, WR8 0QQ

## ENTRANCE HALLWAY

Aluminium front door and side glass panel with obscured glass, opens to hallway, radiator, loft hatch, airing cupboards with wooden shelving and hot water cylinder, doors to;



## SITTING ROOM 10'11" x 15'2" (3.34m x 4.63m)

Rear facing with double glazed sliding patio door doors opening to conservatory, two radiators, television point and satellite television point.

## CONSERVATORY 10'0" x 11'5" (3.05m x 3.48m)

uPVC conservatory with double doors opening to rear, ceiling light and fan, power and lights.



## KITCHEN 9'6" x 9'4" (2.90m x 2.86m)

Dual aspect with side and rear facing double glazed windows, double glazed door opens to garden, floor mounted oil-fired Worcester central heating boiler, range of wooden eye and base level units, worktop with inset sink and drainer unit, integrated electric oven and electric hob, space for appliances, heated towel rail.



## BEDROOM ONE 10'10" x 11'3" (3.32m x 3.45m)

Double glazed window to the front aspect overlooking frontage, radiator, built-in bedroom storage furniture, large double walk-in wardrobe with fitted shelving and light.



## BEDROOM TWO 9'7" x 8'0" (2.94m x 2.44m)

Front facing double glazed window, radiator.



## SHOWER ROOM 5'1" x 6'5" (1.56m x 1.97m)

Side facing obscure double glazed window, walk-in corner shower cubicle, low level WC, wash basin, heated towel rail, waterproof flooring.

## FRONTAGE AND DRIVEWAY

Front garden is laid to stone chippings with conifer tree and other shrub planting, driveway providing off road parking for 2 to 3 cars, leads to the side of the property, giving access to front door, gated side access to the detached single garage.

## GARAGE

Concrete single garage with electric roller door, side window, power and lights.

## REAR GARDEN

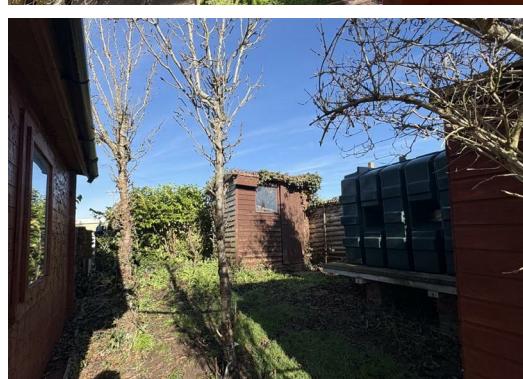
Garden enclosed by fencing and hedgerow, leads to slab patio area with path leading to rear and gated side access, lawn with additional shrub planting and trees, large timber summer house/workshop with power and lights, ideal for those looking for home working space, workshop, or other potential uses.

## 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 first turning right into The Beeches then the second turning right, where the property can be found indicated by the for sale sign. 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)

## what3words

//re zoning.dirt.pines





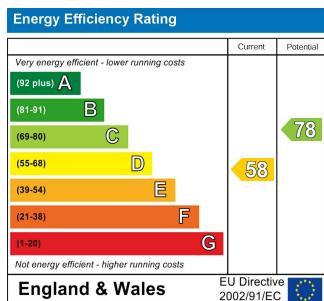
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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.



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