Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



11 Gardens Walk, Upton-Upon-Severn, WR8 0LJ

Offers In The Region Of £340,000

A very well maintained and presented detached bungalow in this popular and convenient location. In brief, the property comprises: hallway, living room, dining room, kitchen, two bedrooms one with an ensuite shower room plus the bathroom. Complementing the accommodation is a very generous frontage and driveway to the garage, an enclosed and level rear garden with a lovely summer house, patio, lawned area, discreet storage behind the garage and pedestrian access to the same with gated access to the rear. We highly recommend viewing internally to appreciate this well loved property. NO ONWARD CHAIN SALE







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MAYFAIR OFFICE GROUP

11, Gardens Walk, Upton-Upon-Severn, WR8 0LJ











ENTRANCE
With wide brick paved driveway leading to front door, opening into:

HALLWAY
Two radiators, power points, built-in broom cupboard with coat hooks and shelving, built-in airing cupboard with insulated hot water cylinder and slat shelving.

LIVING ROOM
Front facing double glazed window, feature fireplace with wooden mantel and surround, coving, twin wall lights, two radiators and square archway to:

DINING ROOM
Rear facing double glazed patio doors, radiator.

KITCHEN
Rear facing double glazed window, fully fitted with matching range of wall and base units, inset stainless steel sink unit, inset gas hob with cooker hood over, built-in electric oven, Ideal classic central heating boiler, radiator, Bosch washing machine, freezer and integral fridge, double glazed door to rear garden.

BEDROOM TWO
Rear facing double glazed window, radiator, wardrobe and matching bedside table.

BATHROOM
Obscure double glazed window with shutter, panelled bath with shower over, curtain and rail, radiator, close coupled WC, pedestal hand basin, extractor unit, shelf unit, shaver light and socket.

BEDROOM ONE
Front facing double glazed window, radiator, built-in wardrobe with hanging rail and shelving, further built-in cupboard with shelving and door to:

ENSUITE SHOWER ROOM
Glazed shower cubicle, pedestal hand basin, close coupled WC, obscure double glazed window with shutter, radiator, extractor unit, shaver light and point.

REAR GARDEN
Fully enclosed, walled to the side and part of the rear and fenced to the further side. There is a good sized flag stoned patio, high level gate to the front, pedestrian door to the garage and storage and walkway to the front. There is hardstanding and a lovely wooden and glazed summer house with veranda completing the garden.

FRONT
Wide brick paved driveway/frontage with hedging to one side and front and shrub border and fencing to the other side, stone chipped area with inset manicured trees. A tarmac driveway extends down to the single garage.

GARAGE
With up and over door, apex storage, light, power and shelving.

AGENT'S NOTE
The first section of Lilac Close, which adjoins the side wall of no. 11 is owned by the property. There is legal Right of Way across the road to Lilac Close.

DIRECTIONS
From the Allan Morris office on Old Street turn left. Turn right into Court Street and follow the road around the corner and left into Severn Drive. Turn right into Gardens Walk and proceed round the right hand bend, where the property can be found a little further on, on the left hand side.
To arrange a viewing or with any queries please call the office on 01684 891348/561411 or email upton@allan-morris.co.uk.

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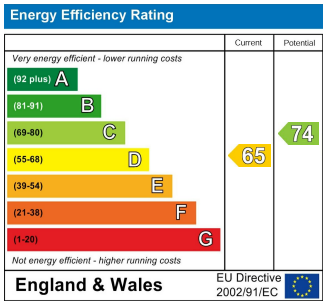


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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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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