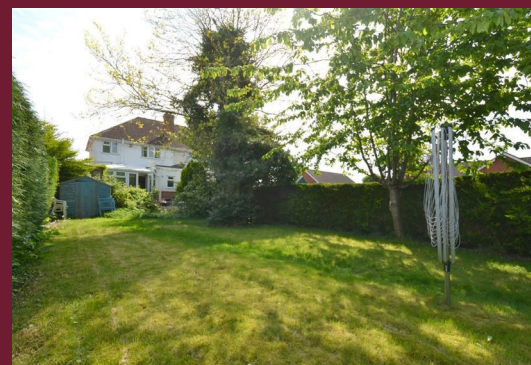
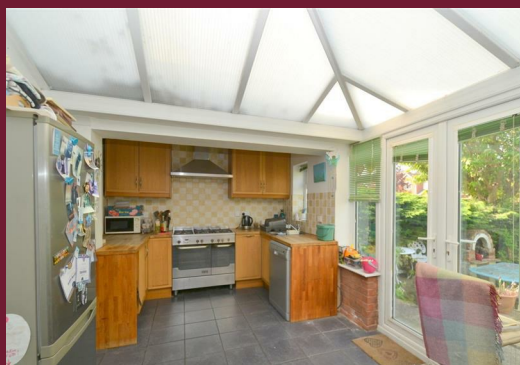




**17 Gardens Walk, Upton-Upon-Severn, WR8 0LJ**

**Price Guide £340,000**

An extended, semi-detached house with three bedrooms in this popular residential side road. In brief, the accommodation comprises: hallway, living room, dining room opening into the kitchen/garden room, utility room, two double and one single bedroom and the refurbished bathroom. The house sits well back from the road and also benefits from a very generous rear garden, lovely seating areas, good off road parking and an attached garage. Within easy reach of all local facilities, schools, shops, etc, we highly recommend viewing to appreciate this lovely home. Please call us on 01684 891348 for further information or to arrange a viewing.



# 17, Gardens Walk, Upton-Upon-Severn, WR8 0LJ

## ENTRANCE

Approached over a pebbled driveway to front door opening to:

## HALLWAY

Radiator and ornate cover, side facing double glazed window, power points, stairs to first floor, under stairs cupboard with double glazed window, fuse board, light and meters.

## UTILITY/GUEST WC 6'7" x 5'10" (2.01m x 1.8m)

Tiled floor, close coupled WC, plumbing for washing machine, worktop, Worcester central heating boiler, power points.

## LIVING ROOM 12'7" into bay x 10'11" (3.84m into bay x 3.35m)

Front facing double glazed bay window, feature fireplace with granite hearth, television point, radiator, power points, picture rails.

## DINING ROOM 10'4" x 11'1" (3.17m x 3.39m)

Radiator and ornate cover, picture rail, inset log burner with wooden mantle over, power points, breakfast bar and double glazed door to:

## BREAKFAST KITCHEN 16'8" x 8'10" (5.1m x 2.7m)

Ceramic tiled floor, fitted wall and base units, gas oven with cooker hood over, inset bowl and a half sink unit, double glazed windows and double doors onto the garden and double glazed side door and roof.

## FIRST FLOOR LANDING

Side facing double glazed window, access to loft space, cupboard over the stairs.

## BATHROOM

White suite comprising: panelled bath with glazed screen, vanity unit with hand basin and WC, tiled floor, obscure double glazed window, radiator, down lighters.

## BEDROOM TWO 11'1" x 10'3" (3.38m x 3.13m)

Rear facing double glazed window, radiator, power points, picture rail.

## BEDROOM ONE 12'8" (into bay) x 11'0" (3.88m (into bay) x 3.36m)

Front facing double glazed bay window, built-in wardrobe, power points, picture rail.

## BEDROOM THREE 7'9" x 6'0" (2.37m x 1.83m)

Front facing double glazed window, radiator, power points.



### EXTERNALLY - REAR

Flag stoned and decked patio area with steps to a further paved area with bread/pizza oven, rockery style borders, a path extends to the good sized level lawned garden which is fully enclosed, wooden shed. There is a further (hidden) section of garden which has been left to naturalise which could easily be brought back into a cultivated part of the land.

### EXTERNALLY - FRONT

To the front is a pebbled driveway and frontage offering parking for several vehicles, lawned area and the driveway extends to the:

### GARAGE

Sectional construction with up and over door (lock faulty) and light.

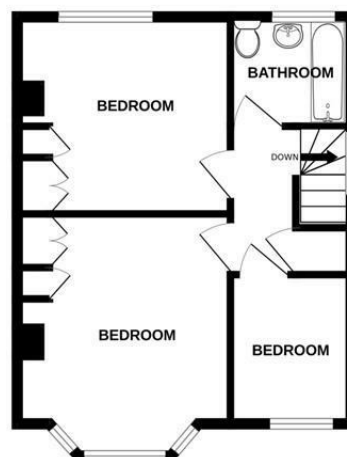
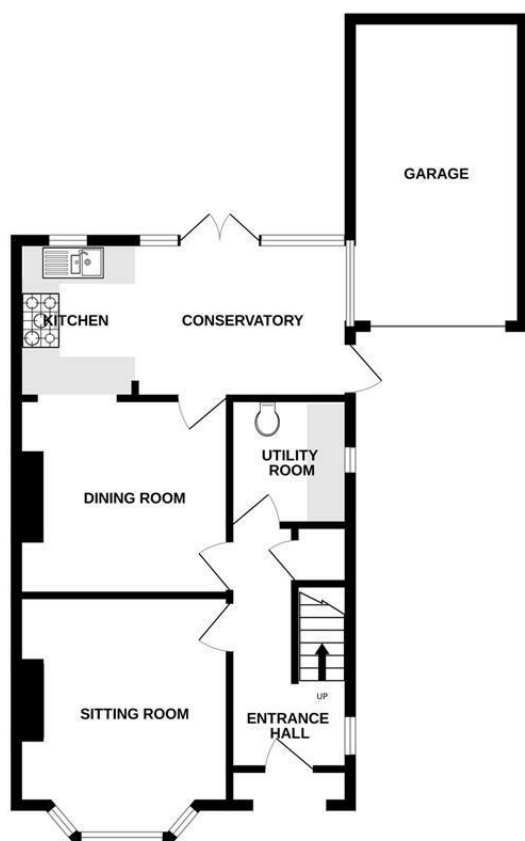
### DIRECTIONS

From the Allan Morris office on Old Street turn left. Turn right into Court Street. Follow the road around the corner and left into Severn Drive. Right into Gardens Walk where the property can be found on the left hand side. To arrange a viewing or with any queries please call the office on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)



GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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. The carpets and curtains are also included.

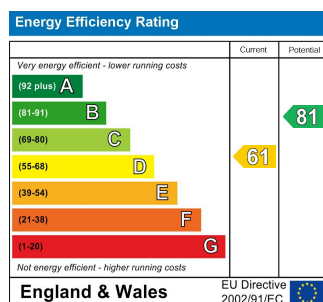
**SERVICES:** Mains electricity, gas, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C  
**ENERGY PERFORMANCE RATINGS:** Current: D61 Potential: B81

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

## EPC

## Material Information Report



- (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;
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- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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