

FOR SALE



Oakland Close, Upton-upon-Severn

2 Bedrooms, 1 Bathroom, Mid-terraced House

£229,950


MARTIN&CO



- Mid-terraced house
- Freehold tenure
- Approx 595sqft
- Gas-fired central heating
- PVC double glazing
- Separate drive for 2 cars
- Private southerly garden

****VACANT & NO UPWARD CHAIN****

Martin & Co are pleased to be able to offer this delightful freehold mid-terraced house for sale, situated in an established residential estate on the outskirts of the desirable historic riverside town of Upton-upon-Severn.

The property has excellent access to Malvern, Worcester, Pershore and Tewkesbury. The nearby M5 & M50 motorways provide an easy commute to Birmingham, Bristol, Cheltenham, Gloucester, and Hereford. Mainline stations are available at Pershore, Malvern, Worcester and Worcestershire Parkway.

Upton-upon-Severn offers a wealth of amenities including: a marina; rugby club; pubs; cafes; restaurants; supermarkets; shops; chemist; news agent/Post Office; bakery; library; doctors' surgery, pharmacy & dentist; and a YMCA community centre. The town benefits from a Primary school and a High school situated at Hanley Castle.

The house offers comfortable accommodation of approximately 595sqft, with a separate two car drive to the front and private rear garden with a lovely southerly aspect.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KEY POINTS

Vacant & No onward chain
Freehold tenure
Approx 595sqft
2 bedrooms with wardrobes
2 car drive
PVC double glazing
Gas-fired central heating
Council tax band B
EPC rating C

INCLUSIONS

Floor coverings as fitted
Blinds & curtains as fitted
Light fittings as fitted
Electric oven, hob & cookerhood
Built-in wardrobes in both bedrooms

GROUND FLOOR

CANOPY PORCH

HALLWAY 2.40m x 1.16m (7'10" x 3'9")

FITTED KITCHEN 2.29m x 2.28m (7'6" x 7'5")

LIVING ROOM 5.00m x 3.52m (16'4" x 11'6")

FIRST FLOOR

LANDING 1.63m x 0.94m (5'4" x 3'1")

BEDROOM ONE 3.57m < 3.98m x 2.58m < 3.52m
(11'8" < 13'0" x 8'6" < 11'6")

BEDROOM TWO 3.08m < 3.75m x 1.70m < 1.95m
(10'1" < 12'3" x 5'7" < 6'5")

BATHROOM 2.25m x 1.35m (7'4" x 4'5")

OUTSIDE

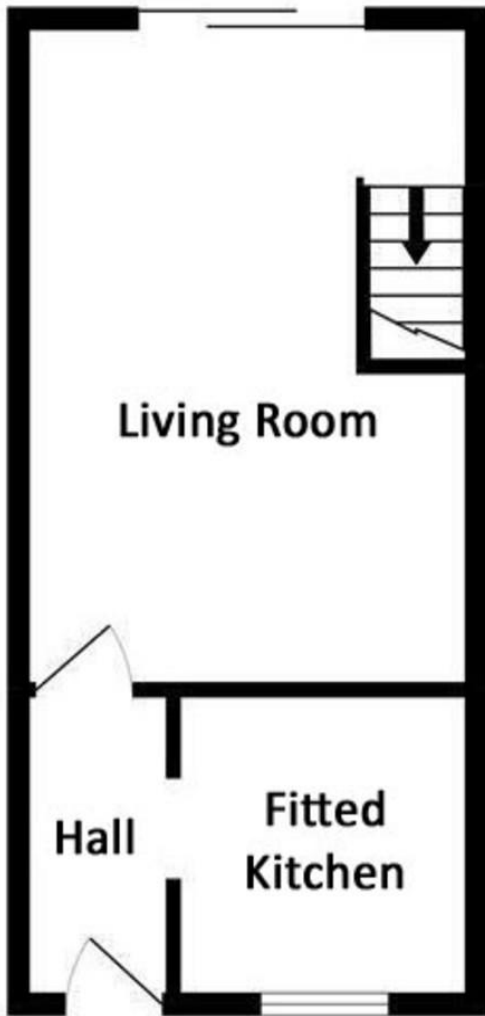
PARKING

Separate drive for two cars to front.

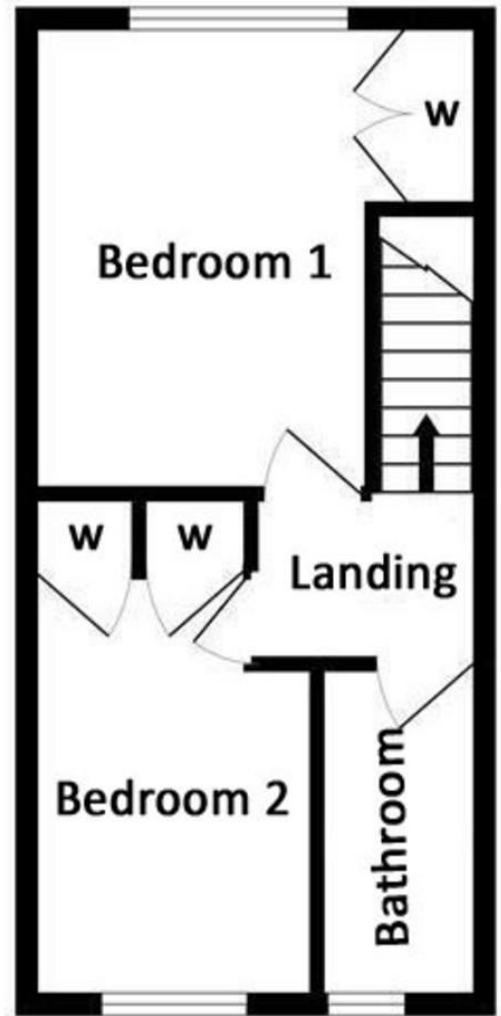
GARDEN

Private rear garden with a lovely southerly aspect.





Ground Floor



First Floor

Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.

Martin & Co Worcester

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

