JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









52 Rectory Road, WR8 0QG

Guide Price £370,000

Extended Four bedroom detached property in need of modernisation with potential to create a fifth bedroom. The property offers spacious and varied living accommodation throughout, a landscaped garden and far reaching views over the Ham (open fields) to the rear. The property further benefits from Gas Central Heating, a Single Integral Garage, Off Road Parking and Solar Panels. EPC TBC

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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Offices also at Ledbury, Malvern, Colwall, Ross-on-Wye Office & London



Location - Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town offers a good variety of shops, supermarkets, newsagents/post office, bakery, hardware store, florists, hairdressers, pubs and restaurants alongside a library, rugby club and doctors surgery with pharmacy and dentist. Located approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern for the commuter with direct links to London Paddington.

Property Description - 52 Rectory Road enjoys an excellent position in one of the town's more popular residential areas with views to the rear across unspoilt open farmland towards woodland and the hills in the distance. On a clear day from the top floor one can even get a glimpse of Tewkesbury Abbey. The property itself is a traditional detached house on three floors (not obvious from a casual drive-by) and thus offers larger than expected family accommodation. It is, potentially, a project for a buyer who would like to shape the property to suit his/her own lifestyle as it does require refurbishment and general updating. It has gas fired central heating and double glazed windows virtually throughout. It also has the added bonus of solar panels which contribute to the grid thus reducing energy bills. Some years ago, the accommodation was extended at both ground level and with the conversion of the roof spaces into an additional bedroom. On the ground floor an enclosed porch leads to an entrance hall, a generous lounge/dining room, a conservatory, kitchen, utility room and shower room with WC. At first floor level a landing leads to three bedrooms and a bathroom (with shower cubicle and bath). There is also a separate WC. On the second floor is a fourth bedroom with its own en-suite WC and an additional room that could potentially be converted into a fifth bedroom. Outside a wide block paviour driveway provides off road parking for several vehicles and leads to an integral garage. The garden, particularly to the rear, is a strong feature and was once the pride and joy of the former owner, although it does now need some work to restore it to its former glory. The rear garden in particular has a large number of well established shrubs and trees and well stocked borders. It is also very private.











Porch - 2.007m x 1.433m (6'7" x 4'8") - UPVC front door with glazed side and top panels surrounding, separate glazed window to the side. Ceiling light. UPVC half frosted door leading into the entrance hall with half frosted glazed side panel. Wood step up into entrance hall

Entrance Hall - 1.126m (Minimum) 1.946 Maximum x 4.561m (3'8" Min x 14'11") - Ceiling light, radiator stairs to first floor doors to kitchen and lounge, access to under stairs cupboard.

Kitchen - 4.385m x 1.99m (14'4" x 6'6") - Ceiling strip light, radiator, double glazed UPVC window to front aspect, kitchen comprising of floor and wall mounted units with counter top over, inset stainless steel sink and drainer with separate hot and cold taps, new world oven and hot point gas four ring hob. Door to Large Store Room/ Utility Space

Large Store Room/ Utility Space - 1.937m x 5.468m (6'4" x 17'11") - Multi purpose room, currently used as storage. Large Velux window, panel radiator, two ceiling lights, tiled flooring. Leading to rear hall and W/c shower room.

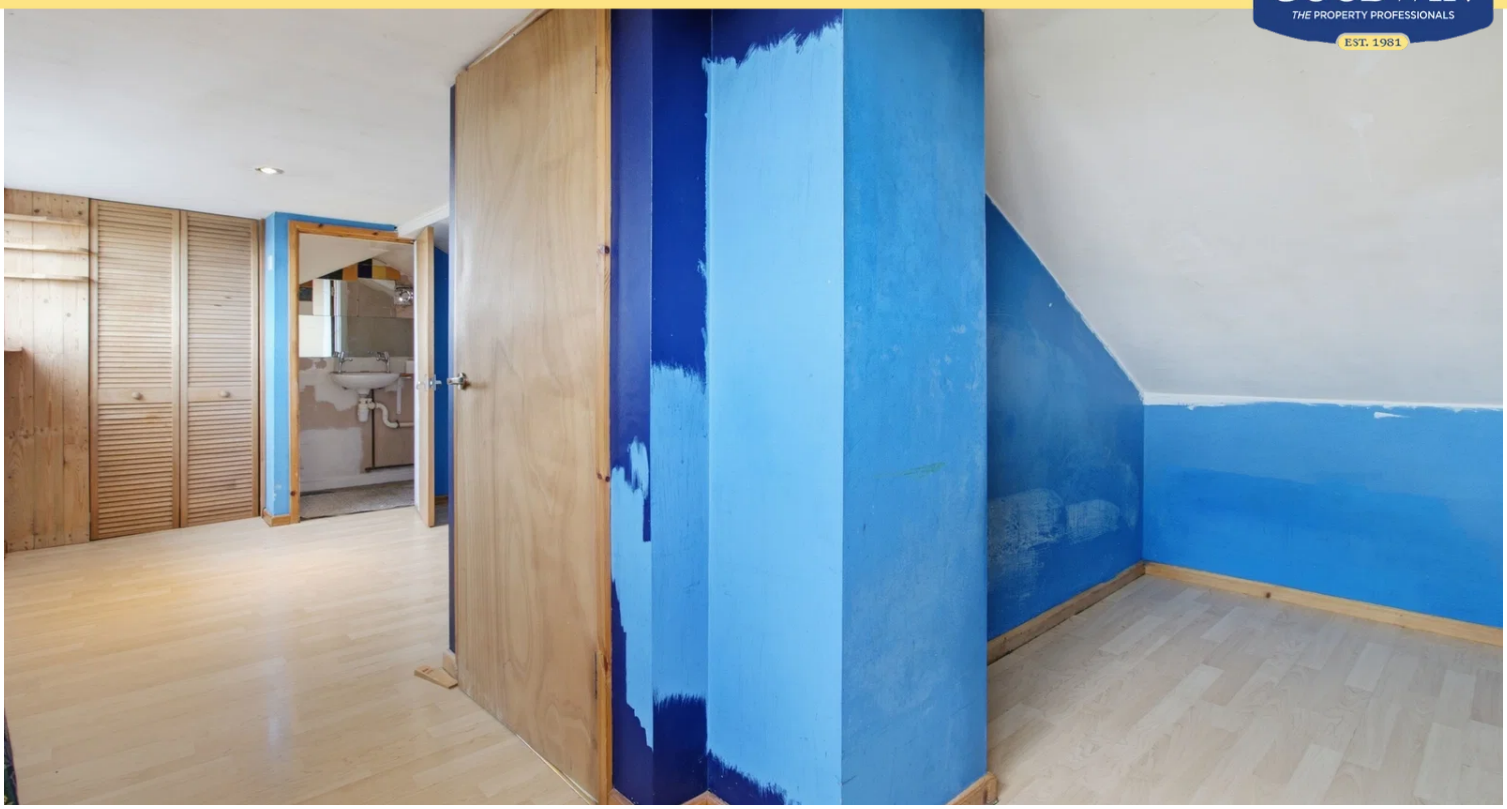
Rear Hall/ W/c Shower Room - Ceiling light, low level W/c, wall mounted washbasin with tiled walls, Plumbing for shower enclosure still in situ underneath built in shelves. double glazed Velux unit. Half glazed UPVC door to garden from hall.

Lounge/ Diner - 3.328m x 7.219m (10'11" x 23'8") - Two ceiling lights, feature fire place with ceramic surround, inset real effect gas fire, large double glazed UPVC window to rear aspect. Large UPVC double glazed sliding doors leading into conservatory.

Conservatory - Ceiling Light, fitted blinds and single UPVC double glazed door to rear garden. Note there are a few broken panels which will require replacement.

First Floor Landing - 4.413m x 1.976m Maximum(14'5" x 6'5" Maximum)

Ceiling light, access to first floor bedrooms, bathroom and airing cupboard. Panel radiator. Double glazed UPVC window to front aspect. Stairs to



First Floor Landing - 4.413m x 1.976m Maximum(14'5" x 6'5" Maximum) - Ceiling light, access to first floor bedrooms, bathroom and airing cupboard. Panel radiator. Double glazed UPVC window to front aspect. Stairs to Bedroom four/loft room.

Master Bedroom - 3.643m x 3.328m (11'11" x 10'11") - Ceiling light, panel radiator, double glazed UPVC window to rear aspect and far reaching views. Built in double cupboard useable as a wardrobe.

Bedroom Two - 3.479m x 3.338m (11'4" x 10'11") - Ceiling light, panel radiator, double glazed window to rear aspect overlooking the garden. Built in cupboard useable as a wardrobe

Bedroom Three - Ceiling light, panel radiator, UPVC double glazed window to front aspect built in cupboard useable as a wardrobe.

Bathroom - Two ceiling lights, panel radiator, frosted double glazed window to front aspect. Built in feature vanity unit with cupboard storage below with an inset ceramic washbasin and tiled surrounds. Bath with panelled surrounds and chrome mixer taps. Separate shower enclosure with glazed access door and tiled surrounds.

Separate W/c - Ceiling light, frosted double glazed Upvc window to side aspect. Low level wc, wall mounted ceramic washbasin. Potterton gas boiler.

Bedroom Four/ Loft Room - 2.325m x 5.9m (Maximum) (7'7" x 19'4") Note this room is not entirely square - Two Ceiling spots lights. Two double glazed UPVC windows to rear aspect with far reaching views. Built in cupboard storage, access to W/c.

Loft Room W/c - Ceiling light, Low level toilet and wall mounted washbasin with chrome mixer taps







Garage - 5.98m x 2.521m (19'7" x 8'3") - Two ceiling strip lights. Solar inverter for solar panels. Brand new garage door. Single glazed window to side aspect. Power points

Front Garden - Block paved driveway leading the Upvc porch front door, garage and store room/utility. Low stone walls creating raised beds to either side of the drive. Side access to the rear garden down the left hand side. Parking for 3/4 vehicles.

Rear Garden - Patio hard standing leading through the dense greenery, low level stone walls creating raised beds meandering gently around the well stocked garden. Various plants winding their way around metal arches, shrubs bringing it all together in a wonderfully natural garden backing onto open fields. Fenced borders, along with a wooden shed to the rear.

Agents Note - There are eight solar panels on the property, whatever the property doesn't use currently on a feed in tariff to the grid

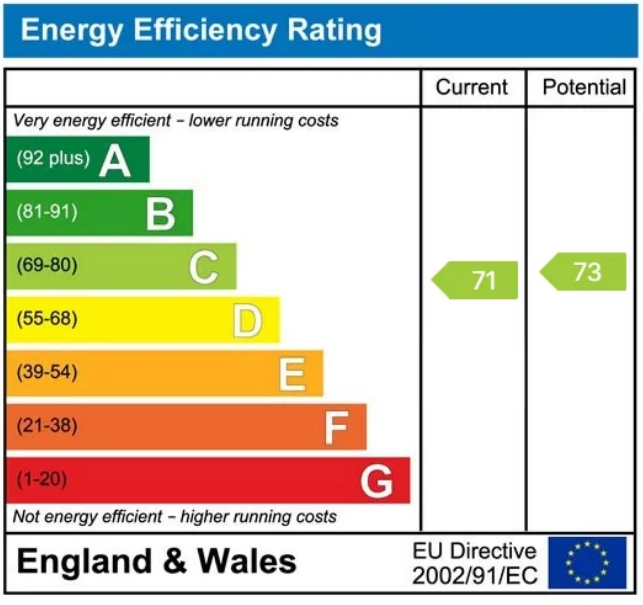
Tenure - We are advised (subject to legal confirmation) that the property is freehold.

EPC "C" (71)

Council Tax Band "D"

Services - We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.







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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Directions - From the John Goodwin Office in the High Street, continue onto Old Street and out of town. Go past the church on your left hand side and then take the next turning on the left hand side into Minge Lane. Take the first turning on the right hand side into Rectory Road and continue up to the top and follow the road round the bend and the property can be found almost immediately on the right hand side.

Viewings

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General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

MISREPRESENTATION ACT, 1967

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