Allan Morris
estate agents

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



25 Packers Hill, Upton-Upon-Severn, WR8 0SG

£249,999

A semi-detached home situated in a popular residential area. This property would benefit from modernisation and offers lots of scope for improvement. Comprising; porch, hallway, sitting room, dining room, kitchen, three bedrooms and a family bathroom, frontage with garage and a rear garden. The property does require some updating and is offered with no onward chain. Early viewing highly recommended.







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MAYFAIR OFFICE GROUP

25, Packers Hill, Upton-Upon-Severn, WR8 0SG











ENTRANCE PORCH
Double glazed porch with uPVC obscure glazed door, opens to:

HALLWAY
Useful storage cupboard, electric storage heater, telephone point, stairs to first floor, door to:

SITTING ROOM 15'8" x 12'2" (4.79m x 3.71m)
Large front facing double glazed window, television point, electric storage heater, open fireplace with tiled surrounds, storage cupboard.

DINING ROOM 9'10" x 8'9" (3.01m x 2.67m)
Rear facing double glazed window, electric storage heater, wooden floor boards.

KITCHEN 8'9" x 7'9" (2.68m x 2.38m)
Rear facing uPVC window, fitted kitchen with a range of wooden eye and base level units, wooden worktops, built in electric oven and hob, one and a half sink and drainer unit, space for appliance, storage cupboard and under stairs cupboard/pantry housing electric meters - outside door to:

LEAN-TO GREENHOUSE
Timber and glass construction.

FIRST FLOOR LANDING
Side facing double glazed window, airing cupboard housing hot water tank, loft access, doors to:

BEDROOM ONE 9'7" x 12'10" (2.93m x 3.92m)
Front facing double glazed window, electric radiator, television point.

BEDROOM TWO 11'9" x 9'10" (3.60m x 3.01m)
Rear facing double glazed window overlooking rear garden, electric radiator, television point.

BEDROOM THREE 8'2" x 7'5" (2.51m x 2.28m)
Front facing double glazed window, electric radiator, storage cupboard, television point.

BATHROOM 7'10" x 5'3" (2.41m x 1.62m)
Rear facing obscure double glazed window, panel bath, low level WC, wash basin, electric shower over bath, wall mounted electric heater, extractor fan.

OUTSIDE - FRONTAGE AND DRIVEWAY
Frontage laid to lawn with potential for parking, gated side access to the rear, garage at side.

GARAGE
Detached single garage, metal up and over door. Two storage/sheds at the rear.

REAR GARDEN
Enclosed by fencing and conifer hedgerow, laid to lawn with gated side access.

DIRECTIONS
From the Allan Morris Upton office, turn right and follow road up Tunnel Hill onto the Welland Road. Take the first turning right into Greenfields Road then take the second right turn into Packers Hill. The property can then be found at the head of the cul-de-sac on the right. For further information, or to arrange a viewing, please contact us on 01684 891348









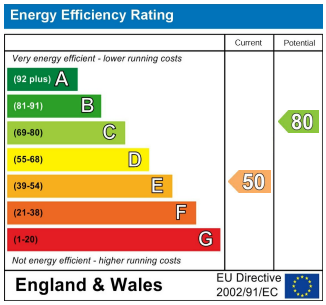


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TENURE: We understand the property to be freehold but this point should be confirmed by your solicitor.

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 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: C

ENERGY PERFORMANCE RATINGS: Current: E50 Potential: C80

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

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