



23 RECTORY ROAD
Upton Upon Severn | Worcestershire | WR8 0NB

HUGHES **HS** SEALEY

Welcome to... 23 RECTORY ROAD

Welcome to Number 23 Rectory Road, a lovely three-bedroom detached bungalow offered to the market with no onward chain. Located within close proximity to the High Street, the property further benefits from gardens to both the front and rear, both of which enjoy a high degree of privacy.

Add in a spacious living room with adjoining conservatory, fitted kitchen, utility room, cloakroom, shower room and off-road parking, and you begin to understand why this property comes with such a high recommendation to view.

Upton Upon Severn is a very picturesque and vibrant town situated on the River Severn. It has a marina and numerous clubs and societies for all ages. There are annual music, jazz, folk and river festivals. It is an active town, yet it retains its charm and character. There is a good range of shops for everyday needs, a subpost office, a

medical centre, a library, three churches, a primary school and a popular senior school (11 to 18 years old) at Hanley Castle. Upton is well positioned, being approximately 3 miles from the M50 and M5 motorways and approximately 11 miles from Worcester; Cheltenham and Gloucester; 15 miles, Tewkesbury, 7 miles and Malvern, 8 miles.

Returning to the property, the home enjoys a central entrance hall, which in turn gives access to a high proportion of the rooms within. The living room is spacious and features a gas fireplace, giving the room a central focal point. Sliding doors from the living room give access to the conservatory, which allows views over the front garden.

Additional rooms include a large, fitted kitchen, a separate utility room, a cloakroom, and a three-piece family shower room. The three bedrooms are all double rooms, with the main bedroom benefiting from fitted wardrobes.









Explore outside...

23 RECTORY ROAD

To the rear of the home is a mature garden enjoying a large lawned section that is bordered by mature trees and shrubs. To the head of the garden is a gravel parking area, where two cars can fit comfortably.

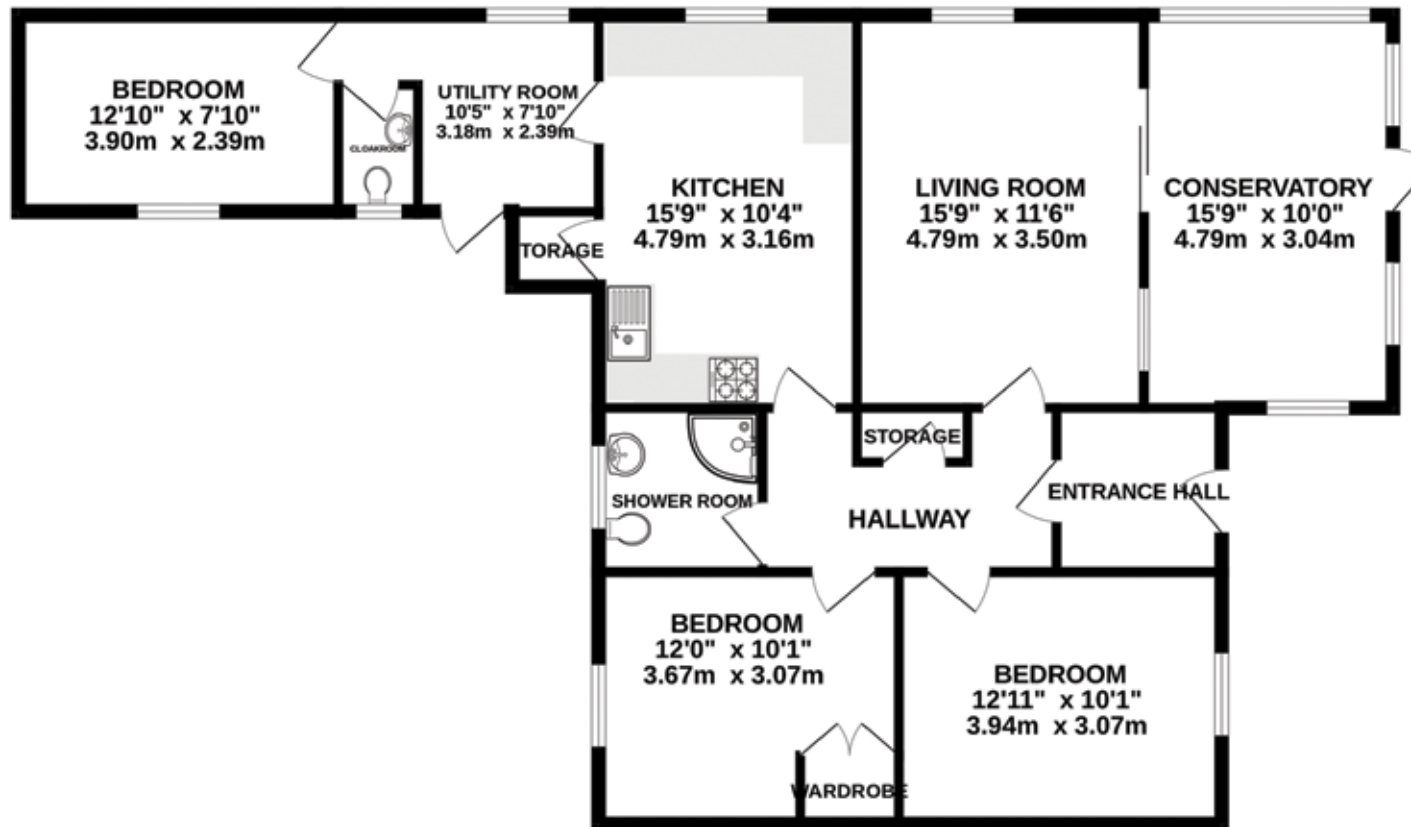
- Three-bedroom detached bungalow, located within walking distance of the High Street
- Offered for sale with no onward chain
- Enjoying gardens to both front and rear, both enjoying a high degree of privacy
- Driveway parking for two cars
- Internally the home enjoys a central entrance hall, living room and conservatory
- Further rooms include a fitted kitchen, utility, cloakroom and family shower room
- The property benefits from three double bedrooms, one with fitted wardrobes
- Further benefits include double glazing throughout and gas fired central heating
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR8 0NB. Upon arrival, the property can be identified by our For Sale sign.



GROUND FLOOR 1108 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



HUGHES **HS** SEALEY



HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

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