



Ford Way, Upton

£200,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this stylish and deceptively spacious terraced home, perfectly blending comfort, charm, and practicality. Thoughtfully maintained and featuring uPVC double glazing along with a combi-fired gas central heating system, this inviting property is ready to move straight into. Step through the porch into the hallway, Step into the porch and hallway—areas that could benefit from a little decorating and plastering, allowing you the perfect opportunity to add your own style. A generously sized lounge through to the dining room—ideal for both relaxing evenings and entertaining guests leads to a bright and airy conservatory which overlooks the rear garden, creating a peaceful spot to unwind, while the well-equipped fitted kitchen offers ample storage and workspace. Upstairs, you'll find three well-proportioned bedrooms, each complete with built-in wardrobes, a family bathroom, and a separate WC. A staircase from the landing leads to a spacious loft room, with restricted head height, currently used as a fourth bedroom—perfect for guests, a home office, or hobby space. Outside, the front of the property boasts a driveway providing off-road parking for two cars side by side. To the rear, a beautifully maintained garden awaits, featuring a charming patio and timber deck—ideal for outdoor dining and relaxing in the warmer months. Ideally located in a popular residential area, the property is within easy reach of local shops, reputable schools, and excellent transport links. A fantastic home that ticks all the boxes—early viewing is highly recommended! Council tax band A. Freehold.



#### **Porch**

6'2" (1.88m) x 4'3" (1.3m)

#### **Hallway**

9'5" (2.87m) x 9'1" (2.77m)

#### **Lounge Dining Room**

20'0" (6.1m) x 11'4" (3.45m)

#### **Conservatory**

12'6" (3.81m) x 9'5" (2.87m)

#### **Kitchen**

10'2" (3.1m) x 9'4" (2.84m)

#### **Bedroom One**

11'4" (3.45m) x 11'11" (3.63m) Into Wardrobe Recess

#### **Bedroom Two**

10'4" (3.15m) Into Wardrobe Recess x 8'5" (2.57m)

#### **Bedroom Three**

8'5" (2.57m) x 8'0" (2.44m)

#### **Bathroom**

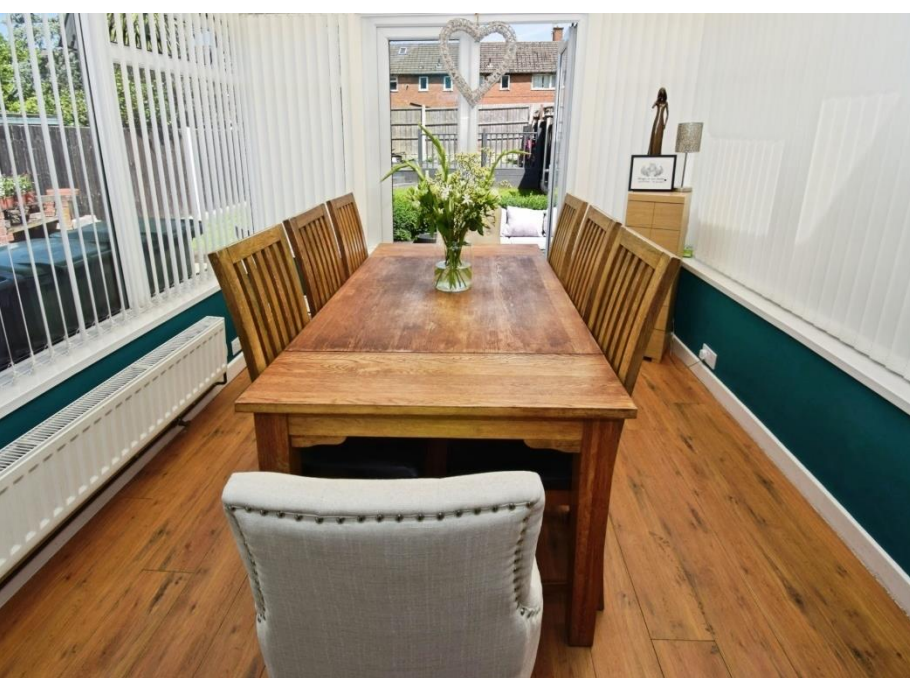
5'5" (1.65m) x 4'8" (1.42m)

#### **WC**

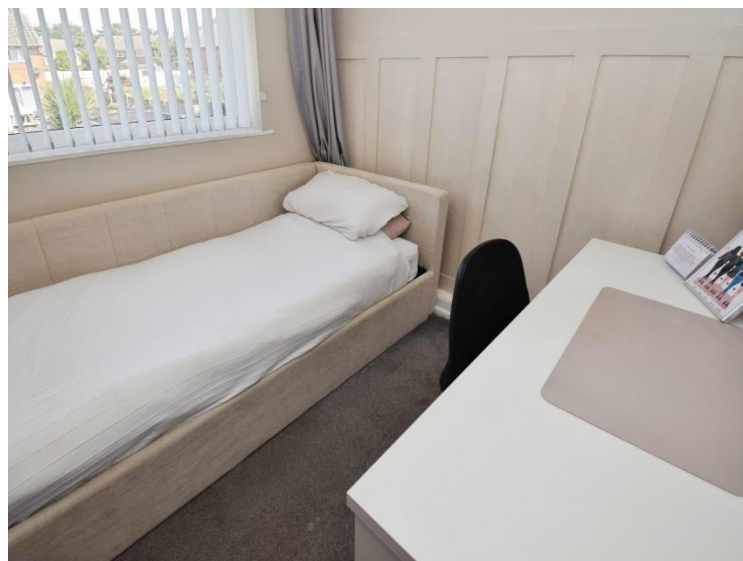
5'10" (1.78m) x 2'7" (0.79m)

#### **Loft Room**

22'3" (6.78m) x 9'4" (2.84m) Max











TOTAL FLOOR AREA: 1182 sq.ft. (110.7 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Measurements correct 12/02/23

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