



PETER BALL & CO.
ESTATE AGENTS

BRAMLEY COTTAGE, WELLAND ROAD, UPTON-UPON-SEVERN, WR8 0SJ

£375,000

- New Build Detached House
- Four Bedrooms
- Bathroom & En Suite
- Kitchen/Dining Room
- Off Road Parking
- Garage
- Garden
- Gas C.H. & uPVC D/Glazing

PROPERTY DESCRIPTION

A new build detached house constructed and designed by a local developer and forming part of a select development in Upton-upon-Severn. The accommodation comprises, entrance hall, living room, kitchen/dining room fitted with a range of wall and base level units with built-in appliances and the cloakroom is fitted with a white suite. On the first floor are four bedrooms, en suite to bedroom one and a family bathroom. Outside the property is an enclosed garden, single garage and off road parking. Further benefits include gas central heating and uPVC



double glazing.

SITUATION

Upton-upon-Severn is a small rural town set along the River Severn 5 miles from Malvern and 7 Miles from Tewkesbury. With small craft shops and a supermarket. It has a variety of pubs set along the river looking over to the marina. They have a sense of community and each year hold festivals including a folk and Jazz festival.

DIRECTIONS

Leave our Tewkesbury office via the High Street. At the roundabout take the first exit onto the Mythe Road/A38. After half a mile turn left onto the A438 and then after 2.5 miles take the turning for Upton B4211. After 4.5 miles, at the T-junction, turn left onto the A4104. After 350 yards the property will be seen on the right hand side.

ADDITIONAL INFORMATION

Malvern Hills District Council - Tax Band to be confirmed.



Awaiting EPC

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 58.7 sq. metres (631.7 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



Total area: approx. 117.8 sq. metres (1268.0 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.