



10 Church Street, Upton-Upon-Severn
Worcester

Guide Price **£250,000**



10 Church Street

Upton-Upon-Severn, Worcester

- No onward chain
- Grade II listed four bedroom character property requiring full modernisation
- Central town location with views towards the Pepperpot and river
- Spacious accommodation arranged over three floors
- Retaining original features, including exposed beams and fireplaces
- Kitchen/breakfast room with Ingle Nook style fireplace
- Family bathroom and separate shower room
- Rear courtyard with separate utility/cloakroom and a cottage garden
- Please note, the garden is separate from the property (see photos)
- Cellar

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



This Grade II listed four bedroom character property is centrally located in the heart of town, enjoying attractive views towards the Pepperpot and river beyond, and requires full modernisation. Requiring some updating, the property offers generous and flexible accommodation over three floors and retains many original features including exposed beams, sash windows, feature fireplaces and wooden latch doors. Additional benefits include a cellar, a family bathroom and separate shower room, a rear courtyard with utility/cloakroom and a separate cottage garden. EPC TBA.

Ground Floor

The ground floor comprises an entrance hallway with access to the cellar, a characterful sitting room with feature fireplace and multi-fuel burner, and a kitchen/breakfast room with an Ingle Nook style fireplace housing the cooker and access to the rear porch and courtyard.

First Floor

On the first floor is a spacious bedroom, which could be used as an additional reception room, with feature Victorian fireplace, a further bedroom, and a large family bathroom fitted with both a bath and an independent shower.

Second Floor

The second floor offers the main bedroom with feature fireplace, a further double bedroom, and a separate shower room, providing useful additional facilities for family or guests.

Garden

To the rear is a brick paved courtyard with a utility/cloakroom, providing practical outdoor space. Beyond this, a separate cottage garden offers a pleasant retreat, mainly laid to lawn with seating areas and enclosed by fencing and brick walling.





Location

The bustling historic riverside town of Upton upon Severn, known for its vibrant tourist industry, summer festivals, and iconic riverside marina. Upton provides a comprehensive range of amenities, including shops, two supermarkets, a sub Post Office, a church, a medical centre, and schools.

The larger towns of Malvern (8 miles), Worcester (10 miles), and Tewkesbury (6 miles) are all within easy reach, as is Junction 1 of the M50 motorway, located just over 3 miles away. For commuters, mainline railway stations can be found in both Worcester and Malvern, ensuring excellent connectivity.






Church Street

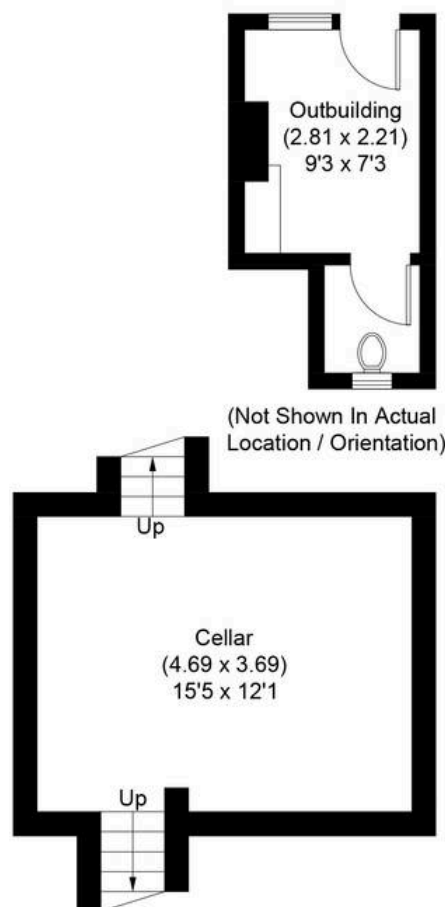
Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft

Cellar = 19.0 sq m / 204 sq ft

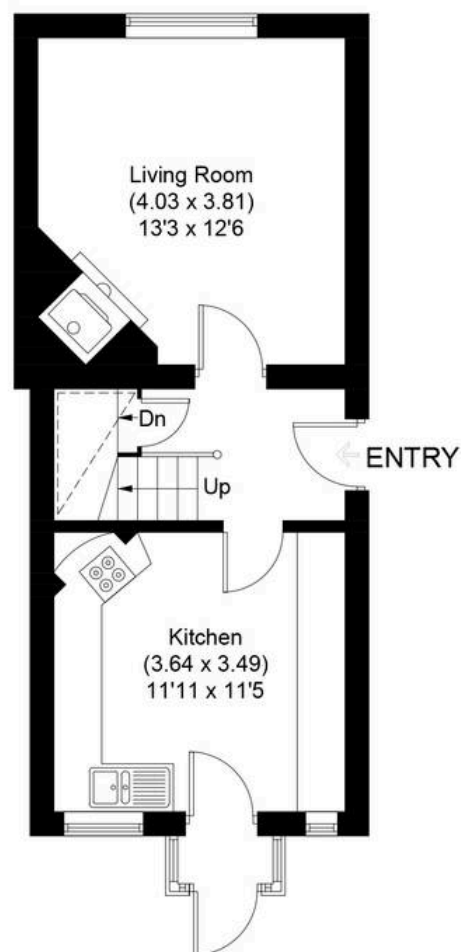
Outbuilding = 8.0 sq m / 86 sq ft

Total = 157.4 sq m / 1694 sq ft

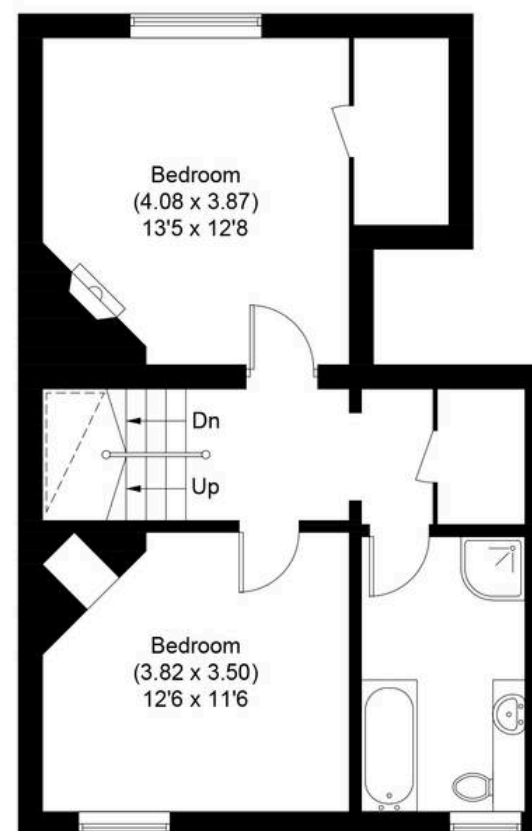
 = Reduced headroom below 1.5m / 5'0"



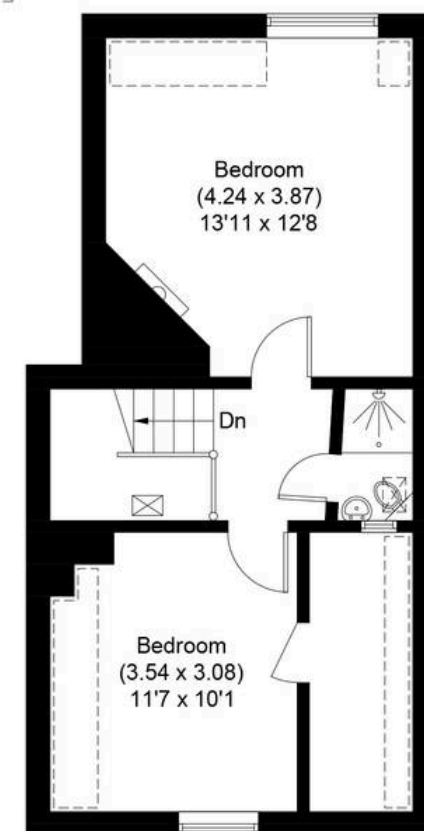
Lower Ground Floor



Ground Floor

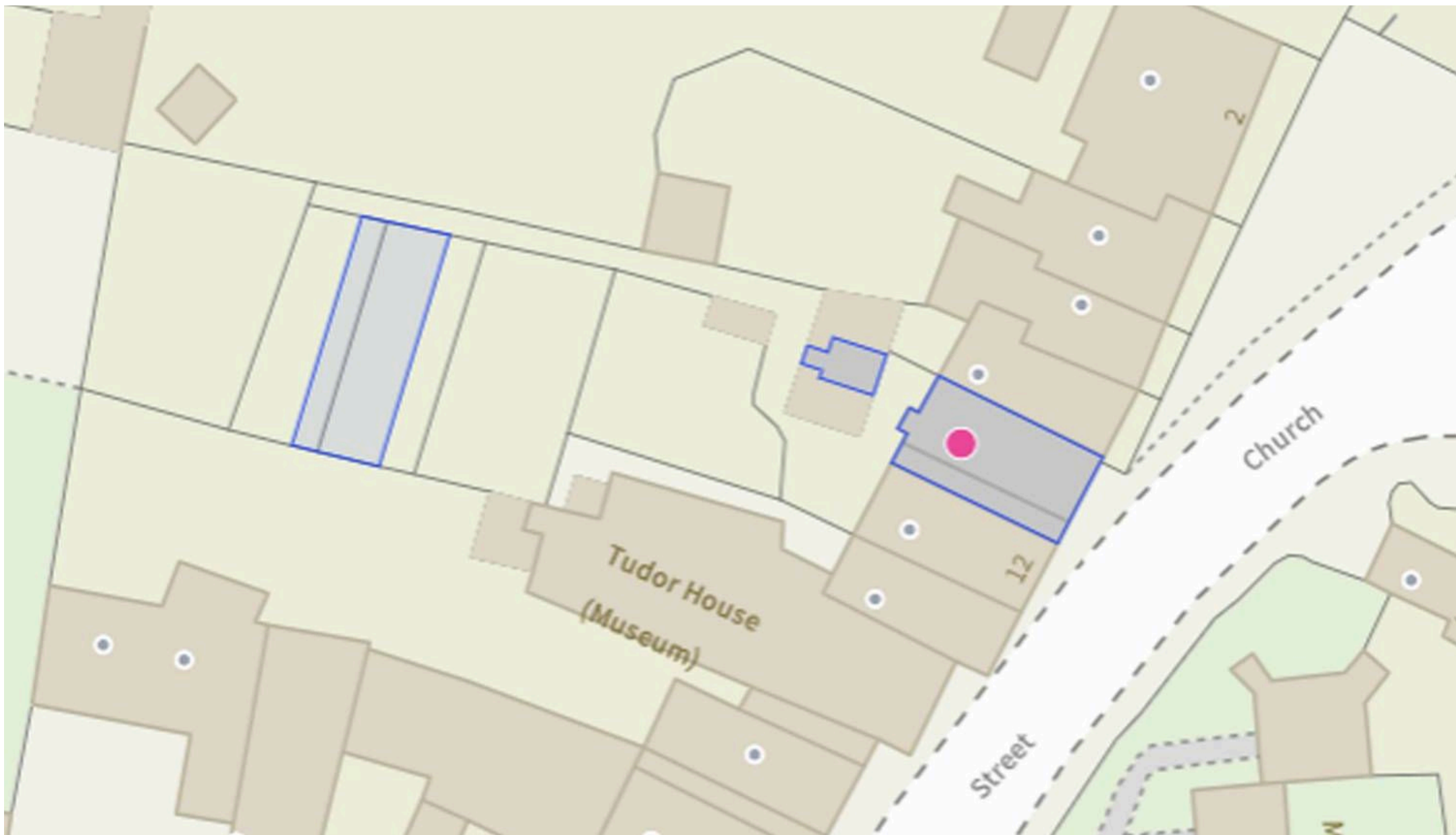


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • info@jjaa.co.uk • www.jjaa.co.uk/