



The Badhams, LONGDON

£185,000

Offers In Excess



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We are pleased to offer for sale a two bedroom semi-detached property which is need of modernisation but has the potential to be the perfect first time home. The ground floor accommodation comprises a porch, entrance hall, living room, kitchen, hallway, wc, conservatory and back porch. Stairs leading to first floor accommodation comprises bedroom one, bedroom two and bathroom. Viewing advised

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Property Location

The town of Upton upon Severn boasts a marina and is host to an annual point to point meeting as well as jazz, blues and folk music festivals. An active town retaining its charm and character. The surrounding countryside offers delightful walks, the Malvern hills and interesting historic villages and towns. Sporting facilities include rugby, football and cricket teams and golf courses can be found close by in Malvern, Tewkesbury or Worcester. Upton upon Severn is well positioned approximately 3 miles from the M50/M5 motorways, approximately 11 miles from Worcester with Cheltenham/Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

Property Details

We are pleased to offer for sale a two bedroom semi-detached property which is in need of modernisation but offers a great potential of being extended into a forever family home. The ground floor accommodation comprises a porch, entrance hall, living room, kitchen, hallway, wc, conservatory and back porch. Stairs leading to first floor accommodation comprises bedroom one, bedroom two and bathroom.

Entering the property via french doors into the porch with doors opening to hallway and living room and stairs leading to first floor accommodation. The living room is situated at the front of the property with UPVC window to the front aspect. Benefitting from plenty of well placed power points, television/satellite point and fireplace. The kitchen comprises of base and eye level units and drawers with rollover worktops and matching raised splash backs with a storage cupboard conveniently located in the corner. Off the kitchen is a hallway with doors to wc, porch at the back and conservatory to the side.

Upstairs accommodation comprises of bedroom one, bedroom two and bathroom. Bedroom one and bathroom are both located to the rear of the property with a UPVC window overlooking the garden, benefitting from spacious built in wardrobes and easily big enough

for a double bed. The bathroom offers a pink suite comprising pedestal wash hand basin, wc, panelled bath and tiled walls with a frosted UPVC window to the side aspect. Bedroom two is a spacious size double room with a UPVC window to the front aspect and an open fire place, both rooms are carpeted throughout.

The outside of the property benefits from an enclosed, and a very generous garden/plot to the side and back. It has been gravelled over which will give the new owners a blank canvas to work with and also giving the option for the property to be extended.

PORCH

ENTRANCE HALL 3' 04" x 6' 06" (1.02m x 1.98m)

LIVING ROOM 12' 04max" x 14' 02max" (3.76m x 4.32m)

KITCHEN 14' 0" x 7' 05" (4.27m x 2.26m)

HALLWAY

BACK PORCH

WC

CONSERVATORY 10' 08" x 7' 05" (3.25m x 2.26m)

LANDING

BEDROOM ONE 11' 02" x 10' 3" (3.4m x 3.12m)

BEDROOM TWO 10' 01" x 13' 01" (3.07m x 3.99m)

BATHROOM 5' 0" x 5' 11" (1.52m x 1.8m)

Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

Disclaimer and Misdescriptions Act 1991

These particulars are believed to be correct but the accuracy is not guaranteed. Platinum Property Agent or any subsidiary offer these sales particulars for guidance only and do not offer them to constitute any part or form of contract. Purchasers are advised to obtain and substantiate that any services, appliances or systems, fixtures and fittings mentioned are in full working order and included in the offer of sale, no warranty is offered by our vendors. Measurement, distances and areas are approximate, for guidance only, measurements are taken to the nearest 3 inches, and prospective purchasers are advised to verify these and not to assume that they are accurate.

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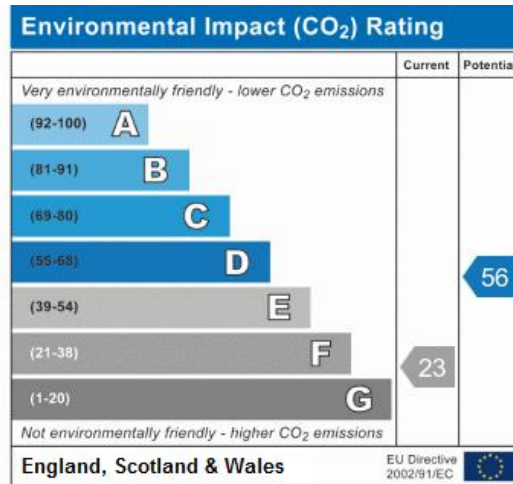
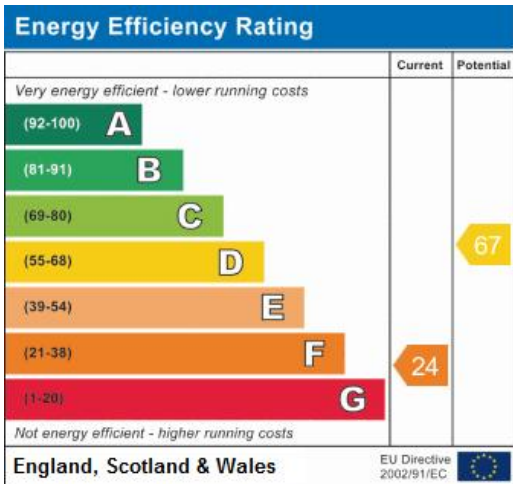
Platinum for Buyers

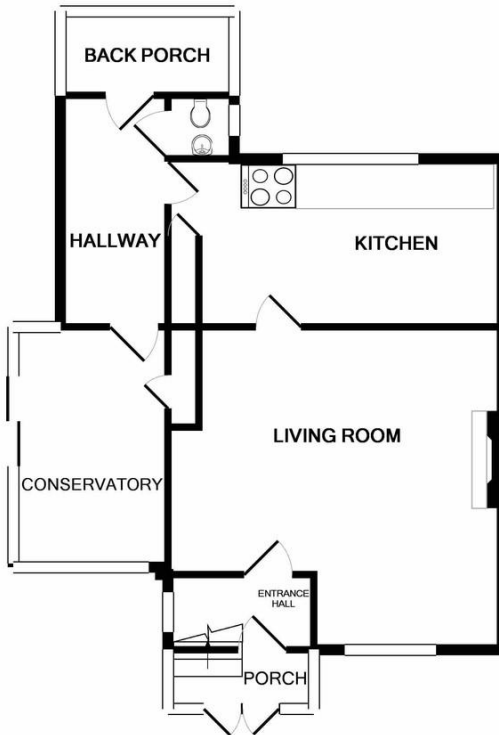
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- Solicitor Quotations
- Home Buyer Survey Quotations

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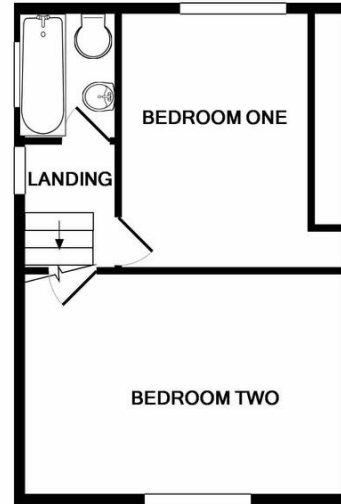
- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations
- Investment property specialists
- No additional charge for advice

Please contact your local office for further information.





GROUND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,



