



# Upper Street, Defford

Offers in the region of: £360,000

- Three double bedroom detached grade II listed character cottage
- Lounge with feature inglenook fireplace
- Separate dining room with French doors into the garden
- Kitchen with ample worktop space
- Utility room leading into the downstairs wet room
- Idyllic rural location with far reaching rear views to Bredon Hill
- Driveway providing off road parking for two vehicles
- Generous South Easterly facing mature planted rear garden
- This property is in need of some updating
- No onward chain

**Nigel Poole  
& Partners**

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**\*\*OPPORTUNITY TO ACQUIRE A LOVELY GRADE II LISTED CHARACTER COTTAGE IN A QUIET VILLAGE LOCATION\*\*** Entrance door into the lounge greeted by feature inglenook and exposed beams through out the cottage; dining room with French doors into the rear garden. There is a utility room that leads into the wet room; kitchen with access to the garden. Three double bedrooms with the first bedroom having access into the second. The south easterly facing garden is a very generous size with a feature pond and mature planting benefitting from far reaching views to Bredon Hill. There is also access to the cellar from the garden. Drive with off road parking. Defford is an idyllic rural village surrounded by farmland with lovely country walks. It has a good primary school, public houses and St James Church. The village hall has become the focal point of the village being well used by local clubs and societies. The Millennium Green park is located close to the property and is owned by the village parish council.

## Front garden

Gated front with patio path leading to the side door. Laid to lawn; mature planted borders; access to brick built shed; gated side access; wall light.

## Lounge 14' 3" x 15' 1" (4.34m x 4.59m)

Window to the front aspect. Inglenook stone feature fireplace housing gas coal effect fire. Exposed beams; spot light fittings. Obscured door to the side aspect; doors leading to the utility room; dining room and kitchen.



## Dining Room 12' 0" x 12' 1" (3.65m x 3.68m)

French doors to the garden. Exposed beams; wall lights. Door to the lounge.

## Utility Room 2' 8" x 5' 8" (0.81m x 1.73m)

Window to the side aspect. Space and plumbing for stackable appliances. Pendant light fitting; doors to the lounge and shower room.

## Wet Room 7' 3" x 5' 8" (2.21m x 1.73m)

Window to the side aspect. Wall hung hand wash basin with mixer taps; vanity cabinet; low level w.c.; electric over head shower with extractor fan; part tiled walls. Door to utility.

## Kitchen 13' 4" x 10' 5" (4.06m x 3.17m)

Windows to the front and rear aspect. A range of wall and base units surmounted with laminate worktop; stainless steel sink with drainer and mixer taps; part tiled walls. Exposed beams; spot light fittings; linoleum flooring. Double glazed door to the garden; stairs rising to the first floor.



## Landing

Pendant light fitting; door to bedroom one and bedroom three.

## Bedroom One 14' 4" x 15' 1" (4.37m x 4.59m)

Window to the side aspect. Pendant light fitting; integrated wardrobe. Doors leading to bedroom two and the landing.

## Bedroom Two 12' 0" x 12' 0" (3.65m x 3.65m)

Window to the rear aspect. Pendant light fitting. Obscure glazed door to bedroom one.

## Bedroom Three 13' 5" x 7' 4" (4.09m x 2.23m)

Window to the rear aspect. Pendant light fitting.

## South Easterly Rear Garden

Secluded rear garden with far reaching views to Bredon hill. Predominately laid to lawn with feature pond with mature planting; patio seating area; raised planting beds. Access to cellar via out building and wooden shed. Gated side access to the front; tap; wall light.



## Outbuilding

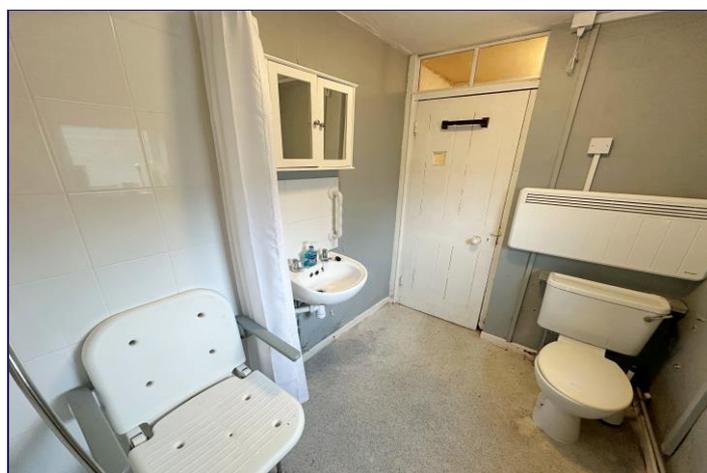
## Cellar

Tenure: Freehold

Council Tax Band: D

## Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR8 9BG



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## Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these, and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid and checks completed in advance of the issuing of a memorandum of sale.

## Floor plan to follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	34 F	
1-20	G		

### MISREPRESENTATION ACT 1991

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