



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

6 TEMESIDE CLOSE

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8UB

GUIDE PRICE
£259,950



A NEWLY MODERNISED DETACHED HOUSE WITH A HIGH QUALITY FINISH
SET IN A POPULAR CUL-DE-SAC CLOSE TO THE TOWN CENTRE.

- KITCHEN/BREAKFAST ROOM
- SPACIOUS SITTING ROOM
- DINING ROOM/STUDY/PLAY ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- BATHROOM & CLOAKROOM
- LAUNDRY ROOM
- GENEROUS GARDEN
- GARAGE & PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.3 mile, Ludlow – 10 miles, Bromyard – 11 miles, Leominster – 12.5 miles, Kidderminster – 18 miles, Worcester – 23 miles, M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. Take the first turning right into Temeside Close and the property will be found at the end of the cul-de-sac on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a small cul-de-sac within easy level walking distance of the local primary school and the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, primary and secondary schools, and a range of clubs and societies.

6 Temeside Close is a deceptively spacious detached house constructed circa 1973 of brick and part rendered elevations under a tiled roof which has been extended and extensively modernised and now provides immaculate and well planned accommodation. The property benefits from a brand new high quality kitchen and two super bathroom suites, contemporary décor, UPVC double glazed windows and external doors throughout, laminate wood flooring in the hall, kitchen and laundry room, solid wood internal doors, mains gas fired central heating, an integral garage, off road parking and a generous sized garden.

ACCOMMODATION

The entrance hall leads through to the kitchen/breakfast room which has a range of fitted white base and wall units with oak effect tops incorporating a breakfast bar, a stainless steel sink/drainage unit, a Bush multi-fuel range cooker with an extractor hood over and an integral Bush dishwasher. A door leads through to the laundry room with space for a washing machine and tumble drier under a handy work top, and has an Ideal Independent c35 gas fired central heating boiler, a part glazed door to the garden and a door to the integral garage.

The spacious full width sitting room has an attractive stone effect fireplace housing a coal effect gas fire, and a bay window. The versatile dining room which could be utilised as a study or playroom has sliding patio doors to the garden, an understairs cloaks cupboard and a separate cloakroom with a vanity basin unit and wc.

Stairs from the entrance hall rise up to the first floor landing. The well-proportioned master bedroom has an ensuite shower room with a mixer shower incorporating a rainfall head and handset, a vanity basin unit, wc and heated towel rail. There are two further double bedroom and a single bedroom. The bathroom has a whirlpool bath, a separate mixer shower in a large cubicle, a vanity basin unit, wc and heated towel rail.

OUTSIDE

To the front of the property is a gravel parking area for up to three cars leading to the integral garage which has an up and over metal door, power, light and a door through to the laundry room.

The enclosed south-westerly facing garden has raised decking ideal for entertaining adjacent to the property. The main expanse of garden is laid to lawn with a variety of trees and shrub borders. There is a useful lockable timber garden shed (8' x 6') for storing garden equipment.

SERVICES

- Mains water, drainage, electricity and gas are connected.
- Gas fired central heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D
Full details are available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

MORTGAGES

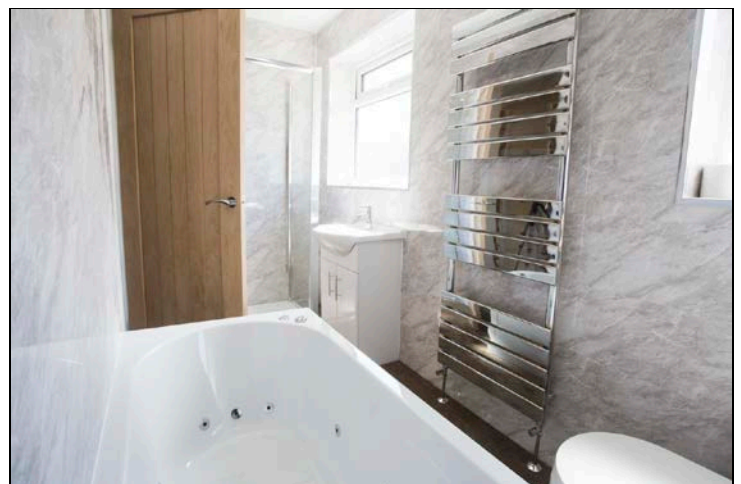
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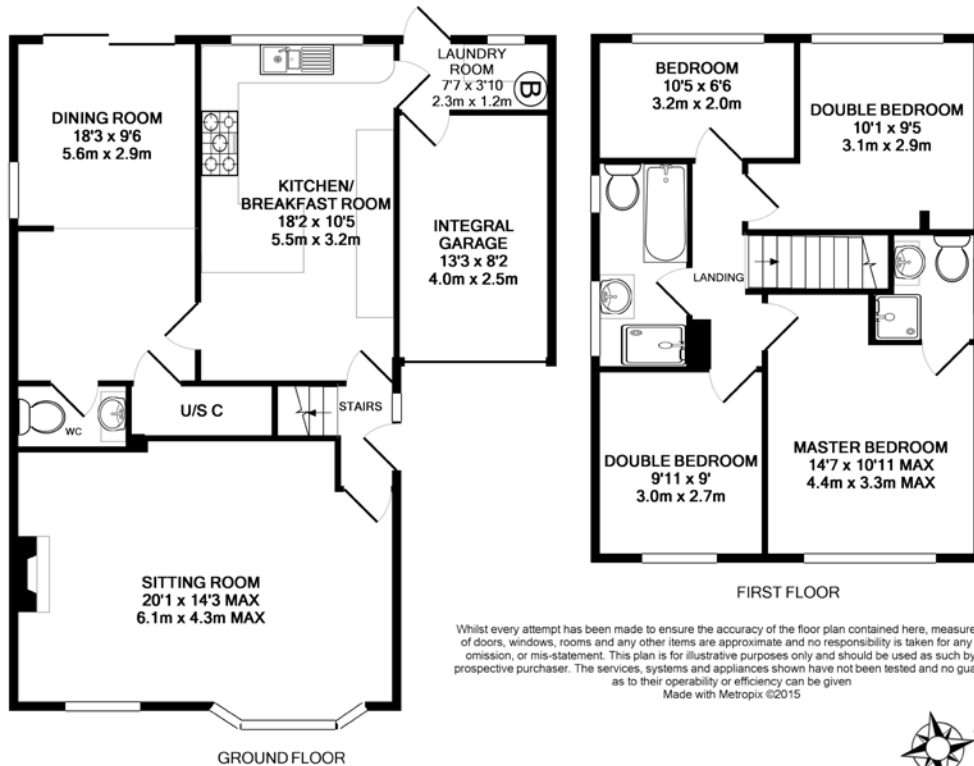
VIEWING

By prior appointment with the Sole Selling Agent: –
Nick Champion - Tel: 01584 810555

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