



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

12 GODSONS CLOSE

TENBURY WELLS, WORCESTERSHIRE, WR15 8HY

GUIDE PRICE
£228,750



**A WELL MAINTAINED LINK DETACHED CORNER BUNGALOW
WITHIN EASY LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN
- SPACIOUS LIVING ROOM
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- BATHROOM
- ATTACHED GARAGE
- AMPLE PARKING
- GARDENS
- GREAT LOCATION

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.3 mile, Ludlow – 9 miles, Leominster – 10 miles, Bromyard – 11 miles, Kidderminster – 18 miles, Worcester – 22 miles, Hereford - 23 miles, M5 J6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south and take the first left hand turn onto the B4204 sign posted Clifton-upon-Teme/Rochford and then take the second right hand turn into Godsons Close. 12 Godsons Close will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated on a generous sized plot within a very popular residential development and is also within easy level walking distance of the town centre. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, doctors' surgery, a cottage hospital, primary and secondary schools, a swimming pool, cinema, and a range of clubs and societies.

12 Godsons Close is a link-detached bungalow constructed circa 1990 of brick elevations under a tiled roof and occupies probably the most appealing corner setting within the close. The property has been upgraded in recent years and provides spacious and comfortable accommodation with the benefit of a Banbury conservatory erected in 2013, double glazing, gas fired central heating, low maintenance gardens, ample parking and a garage.

ACCOMMODATION

A canopy porch with a part glazed door leads into the entrance hall with an airing cupboard housing the Worcester gas fired central heating boiler and water tank. The spacious living room has a bay window and a coal effect electric fire set in an ornamental light brick fireplace with a wood mantelpiece. The kitchen has a range of off white base and wall units, a stainless steel sink/drainer, a Belling electric cooker, a Hotpoint fridge and Bosch washing machine. The full width conservatory has a ceramic tiled floor and French doors to the garden. There are two double bedrooms and a bathroom with a bath with a mixer shower attachment, a pedestal basin and wc.

OUTSIDE

The tarmac driveway provides parking space for two cars and leads to the attached garage which has an up and over metal door, power and light, overhead storage and a door through to the conservatory.

The front garden is mostly laid to lawn with attractive shrub and flower borders.

A gated pedestrian side access leads to the enclosed west facing garden which has an Indian

sandstone patio entertaining area adjacent to the bungalow and a central lawn with pretty shrub and flower borders.

SERVICES

Mains water, drainage, electricity and gas are connected.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
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

For up to date information on availability visit:
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VIEWING

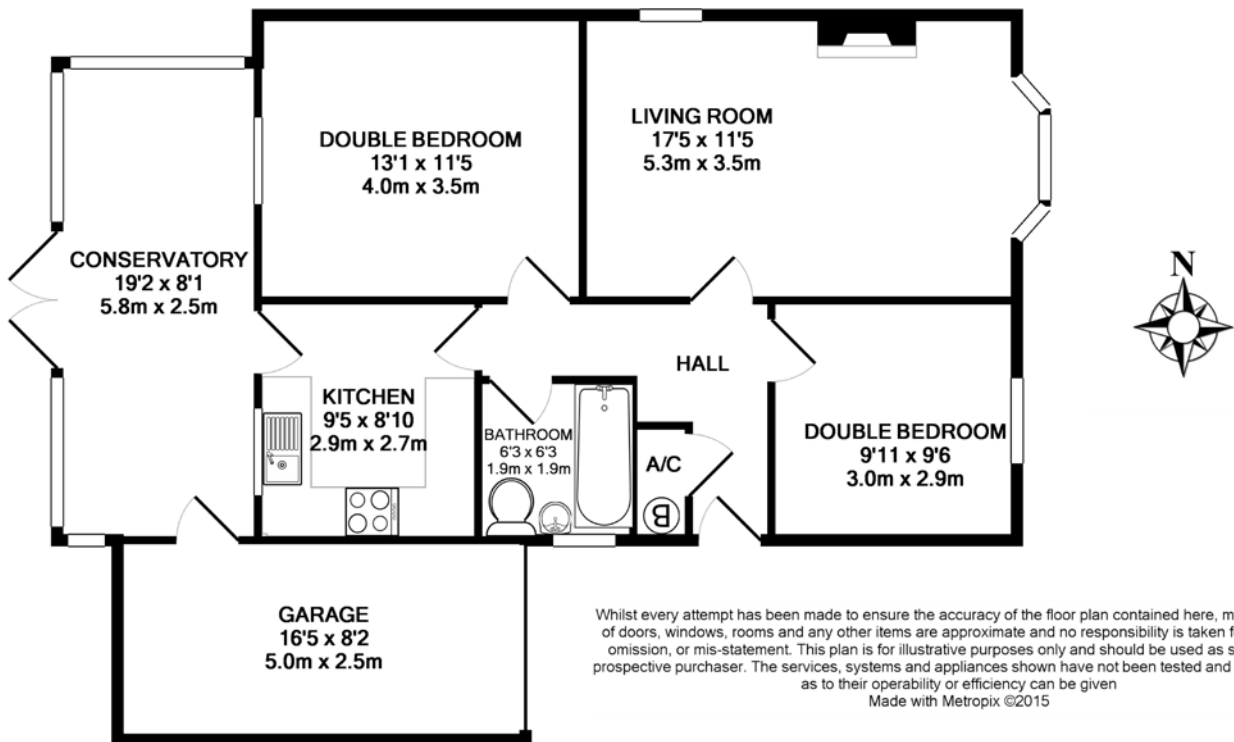
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