



NICK
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

23 BERRINGTON ROAD
TENBURY WELLS, WORCESTERSHIRE, WR15 8EL

GUIDE PRICE
£139,950



**AN ATTRACTIVE AND EXTENDED MID-TERRACED COTTAGE
WITHIN EASY LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- SPACIOUS KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- SITTING ROOM
- BATHROOM
- EPC RATING D

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, Leominster – 10 miles, Kidderminster - 18 miles, Worcester - 22 miles, Hereford – 22 miles, M5 J6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.2 mile turn right onto Berrington Road. Proceed for 0.1 mile and 23 Berrington Road will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

23 Berrington Road is situated within the local Conservation Area and is 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, a doctors' surgery, primary and secondary schools, a cottage hospital, cinema and a range of clubs and societies.

23 Berrington Road is a Victorian mid-terraced cottage constructed of brick elevations under a clay tiled roof, with the addition of a modern single storey kitchen extension constructed of brick elevations under a flat roof. The property has been tastefully restored by the present owner and benefits from UPVC double glazing, gas fired central heating with a Worcester combi boiler, solid flooring throughout the ground floor, a contemporary kitchen and a low maintenance rear garden.

ACCOMMODATION

The entrance door opens into the sitting room which has a laminate wood floor, an understairs cupboard and a gas woodburner effect fire on a stone hearth. The spacious kitchen/diner has a ceramic tiled floor, a range of cream base and wall units incorporating a stainless steel sink/drain, an integral oven and hob, space for a washing machine, dishwasher and fridge/freezer; an understairs store cupboard, and a partially glazed door to the rear garden.

Stairs from the sitting room rise up to the first floor landing. There are two double bedrooms, both of which have fitted wardrobes. The bathroom has a bath with a Triton Enlight shower over, a pedestal basin, wc and an airing cupboard housing the Worcester boiler.

OUTSIDE

A small gated gravel area to the front of the property is bordered by a low wrought iron chain fence and a path leads up to the front door.

The rear garden benefits from a patio al fresco entertaining area adjacent to the property. A path leads past an area of lawn to a gate onto a shared path which provides pedestrian access via an alleyway off Berrington Road to the rear garden and the corrugated iron garden shed (13'8" x 5'5").

SERVICES

Mains water, drainage, electricity and gas are connected. Gas fired central heating – Worcester boiler.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Council Tax Band B

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:
www.nickchampion.co.uk

VIEWING

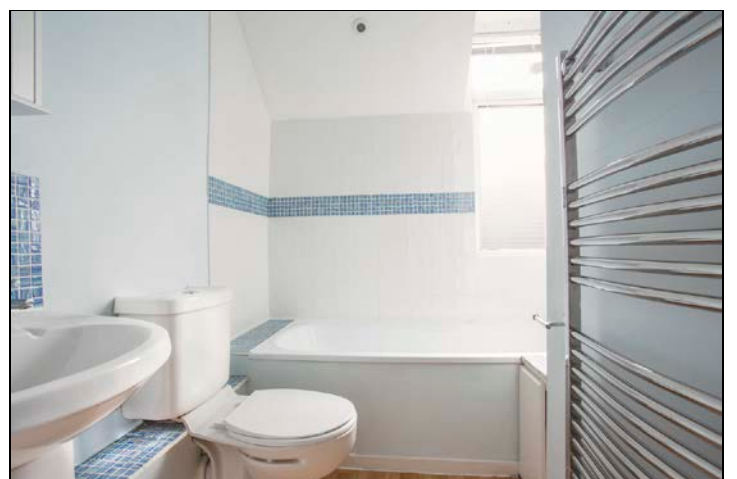
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Nick Champion - Tel: 01584 810555

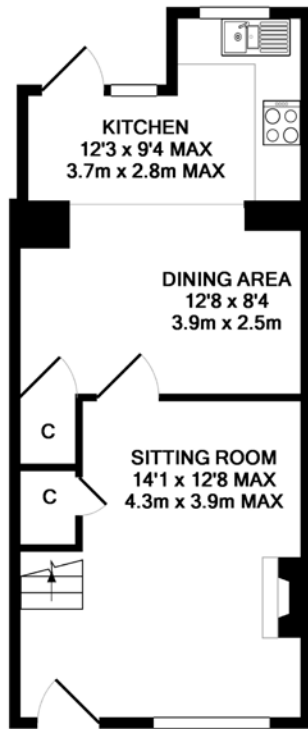
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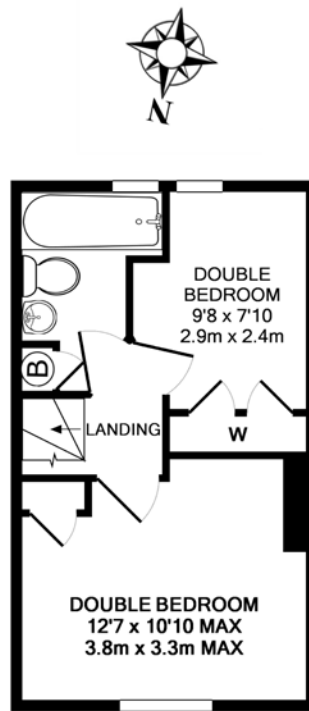
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Tel: 020 7318 7082







GROUND FLOOR



FIRST FLOOR

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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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