



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## ROSE HILL

MORNINGSIDE, TENBURY WELLS, WORCESTERSHIRE, WR15 8EW

GUIDE PRICE

**£219,950**



### AN IMMACULATE DETACHED BUNGALOW OVERLOOKING THE TOWN TOWARDS CLEE HILL.

- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- ATTRACTIVE GARDENS
- SPACIOUS LIVING ROOM
- BATHROOM
- AMPLE PARKING SPACE

**NICK CHAMPION LTD**

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# ROSE HILL, MORNINGSIDE, TENBURY WELLS, WORCESTERSHIRE, WR15 8EW

## APPROXIMATE DISTANCES

Tenbury Wells - 0.5 mile, Ludlow - 8 miles, Leominster - 10 miles, Kidderminster - 18 miles, Worcester - 23 miles, M5 J6 - 25 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells take the A4112 towards Leominster via Market Street and Cross Street and after 0.4 mile turn right onto Morningside signposted Berrington. Continue past the turning into Bog Lane and Rose Hill is the second property 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 in an elevated position within 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.

Rose Hill is an individual detached bungalow upgraded circa 2003 from a timber framed construction to an insulated timber framed bungalow with external brick elevations under a tiled roof. The property enjoys far reaching views across Tenbury Wells. The property provides spacious and comfortable accommodation with the benefit of UPVC double glazing, gas fired central heating, attractive gardens and ample parking space.

## ACCOMMODATION

A covered porch has a part glazed door into the entrance hall providing access to all rooms. The living room has a laminate wood floor, a bay window and an electric fire in a decorative marble effect hearth with a wooden surround. The kitchen has a laminate wood floor, a range of cream base and wall units with wood effect worktops incorporating a breakfast bar, a stainless steel sink/drain unit, a built in Newsome oven and Stoves gas hob with an extractor hood over, a Worcester 28si II boiler, space for two under counter refrigeration appliances, plumbing for a washing machine, space for a tumble drier or dishwasher, and a door to outside. There are two double bedrooms, one of which has a bay window. The bathroom has a laminate wood floor, a bath with a Triton T80xr shower over, a pedestal basin and wc.

## OUTSIDE

The gravel driveway provides parking space for up to three cars and steps lead up to the property through the front garden with lawn, shrub and flower borders.

A gated side access leads to the enclosed rear garden which enjoys excellent views across town towards Clee Hill and is mostly laid to lawn with shrub and flower borders, a patio entertaining area and two timber garden sheds (7'10" x 5'11" and 5'10" x 3'10").

## SERVICES

Mains water, drainage, electricity and gas are connected.

## 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](http://www.nickchampion.co.uk)

## VIEWING

By prior appointment with the Agent: -  
Nick Champion - Tel: 01584 810555  
View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

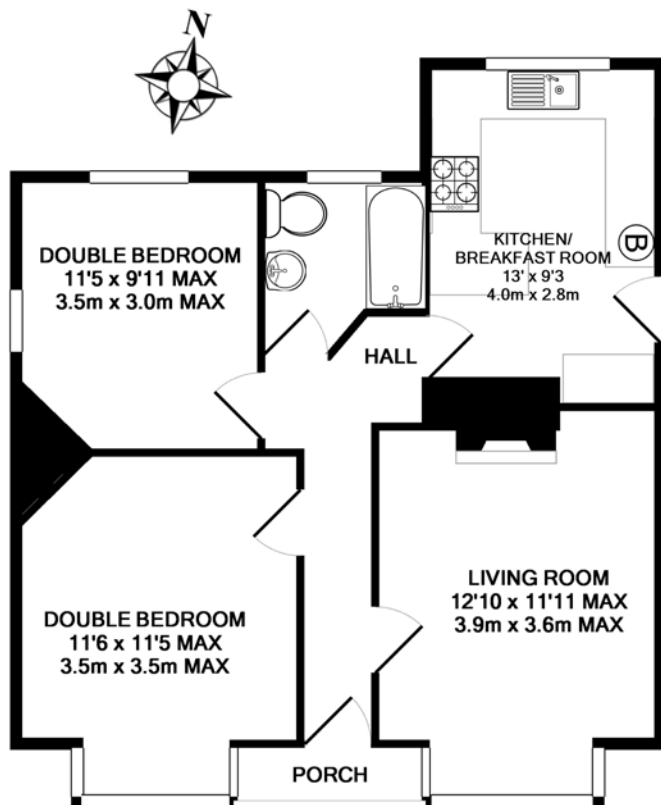
## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082









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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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

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