



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

35 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE
£142,500



AN IMMACULATE RETIREMENT BUNGALOW IN A PRIME POSITION ON A POPULAR DEVELOPMENT BENEFITTING FROM A WARDEN SERVICE, RESIDENT FACILITIES AND AN ALARM SYSTEM CONVENIENTLY SITUATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE. EPC RATING E.

- MODERN KITCHEN • SPACIOUS LIVING ROOM • DOUBLE BEDROOM WITH FITTED WARDROBES
- SECOND BEDROOM/STUDY/DINING ROOM • SHOWER ROOM • GARDEN • GARAGE

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.4 mile, Leominster – 10 miles, Bromyard – 10 miles, Ludlow – 10 miles, Kidderminster – 19 miles, Worcester – 22 miles, Hereford – 24 miles, M5 J6 – 24 miles.

DIRECTIONS

From Teme Street head south-west along the A4112 in the direction of Leominster. In Cross Street turn right onto Berrington Road and proceed past the Police Station, taking the second right hand turn into Orchard Court. 35 Orchard Court is the first terraced bungalow on the right hand side.

SITUATION

35 Orchard Court is situated in one of the best positions on the purpose built and highly popular retirement only development. Orchard Court is within level walking distance of the town centre which offers many facilities including a range of shops and services, a library, doctors' surgery, cottage hospital, swimming pool, cinema and a range of clubs and societies.

DESCRIPTION

35 Orchard Court is an end-terraced bungalow constructed circa 1986 of brick elevations under a tiled roof. The property offers comfortable and secure accommodation and benefits from UPVC double glazed windows, gas fired central heating, a garage, a combination alarm system connected to the site warden's office and a front entrance secure coded key holder. 35 Orchard Court has been extensively modernised and the kitchen and shower room have been updated.

Orchard Court benefits from a permanent warden service, large communal gardens, a residents' laundry room and a popular residents' meeting lounge where a variety of regular functions are held. Orchard Court also offers visitor facilities including a guest bedroom and bathroom, and visitor parking.

ACCOMMODATION

A sliding door leads into the porch with a door through to the hall which provides access to all of the rooms and also has a useful store cupboard and an airing cupboard, both of which have shelving. The recently installed kitchen has a ceramic tiled floor, light wood base and wall units, a stainless steel sink/drain unit, space for a cooker with a Belling extractor hood over, space for a fridge, plumbing for a washing machine and a Glow Worm Fuel Saver 25 – 30 boiler. The spacious living room has a bay window and a contemporary electric fire on a granite effect hearth. The double bedroom has fitted wardrobes; and the single bedroom with French doors to the garden can also be utilised as a study/dining room. The shower room has a non-slip tiled floor, a Triton T80xr shower in a large corner cubicle, and a vanity unit incorporating a hand basin, a wc and storage cupboards.

OUTSIDE

The attached single garage has an up and over metal door, overhead storage, power and light, and a door to the rear garden. The garden to the front of the property is partly laid to lawn with an attractive flower bed bordered by low box hedges and further flower beds adjacent to the property. To the rear of the property is an easy care garden with borders and a patio overlooking the communal garden.

TENURE

Leasehold – 60 years.
Minimum Age – 60 years.

SERVICES

Mains water, drainage, electricity and gas are connected.

LOCAL AUTHORITY

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

SERVICE CHARGE

There is a service charge to cover warden service, residents' facilities, the alarm system, maintenance of the communal areas, lighting, painting exteriors, window cleaning and insurance – further details can be obtained from the agents.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

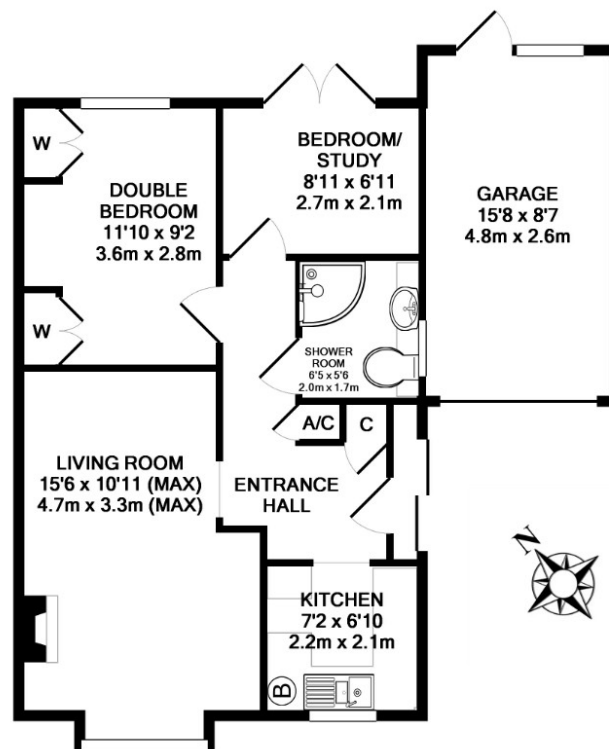
EPC Rating E – Full details available upon request.

VIEWING

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

View all of our properties at:

www.nickchampion.co.uk



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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N218 Printed by Ravensworth 01670 713330

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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.