



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

7 ARCHERS WAY

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8LB

GUIDE PRICE
£210,000



A DETACHED BUNGALOW IN A VERY POPULAR RESIDENTIAL DEVELOPMENT WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.

- KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- SECOND DOUBLE BEDROOM
- WET ROOM
- ATTACHED GARAGE
- AMPLE PARKING SPACE
- ATTRACTIVE LEVEL GARDENS

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.5 mile, Ludlow – 8 miles, Leominster – 10 miles, Kidderminster - 18 miles, Worcester - 22 miles, M5 Junction 6 - 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. After 0.2 mile turn right onto Boraston Lane and then take the second right into Archers Way. 7 Archers Way is the fourth property on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a very popular and exclusive residential bungalow development and is within 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, a cottage hospital, primary and secondary schools, a cinema, and a range of clubs and societies.

7 Archers Way is a detached bungalow constructed circa 1986 of brick and part rendered elevations under a tiled roof. The property is set back on a generous plot and benefits from gas fired central heating, a garage and level gardens. The bungalow is in need of some upgrading.

ACCOMMODATION

A glazed entrance door opens into the porch which incorporates a conservatory seating area overlooking the south facing garden to the front of the property, and with a useful cloaks cupboard which has the potential to be converted to a wc or laundry room. The spacious sitting room has a marble effect fireplace (not in use) with a decorative painted wooden surround, sliding patio doors to the conservatory, and leads to the kitchen/dining room which has a range of wooden base and wall units incorporating a stainless steel sink/drain, space for a cooker with an Onyx extractor hood over, plumbing for a washing machine/dishwasher, and a Glowworm Flexicom 12hx boiler. The hall has an airing cupboard with a tank and shelving, and a part glazed door to a covered porch leading to the side access. The master bedroom has a built in wardrobe and an ensuite with a bath, pedestal basin and wc. The second double bedroom has a built in wardrobe and French doors to the garden. The wet room has a Triton T80si shower, pedestal basin and wc.

OUTSIDE

A brick block paved driveway provides ample parking space and leads to the attached garage with an up and over metal garage door, power, light and a door through to the rear garden.

The garden to the front of the property has a lawn with a central cherry blossom tree and is bordered by pretty shrub and flower borders. A path leads from the parking area to the entrance and around to a gated side access to the enclosed rear garden which is mostly laid to lawn with shrub and flower borders, a pond, a summer house (8'1" x 5'7"), a

timber garden shed (6' x 4') and a patio entertaining area.

SERVICES

Mains water, drainage, electricity and gas are connected.

LOCAL AUTHORITY

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

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 a mortgage calculation visit:
www.nickchampion.co.uk

VIEWING

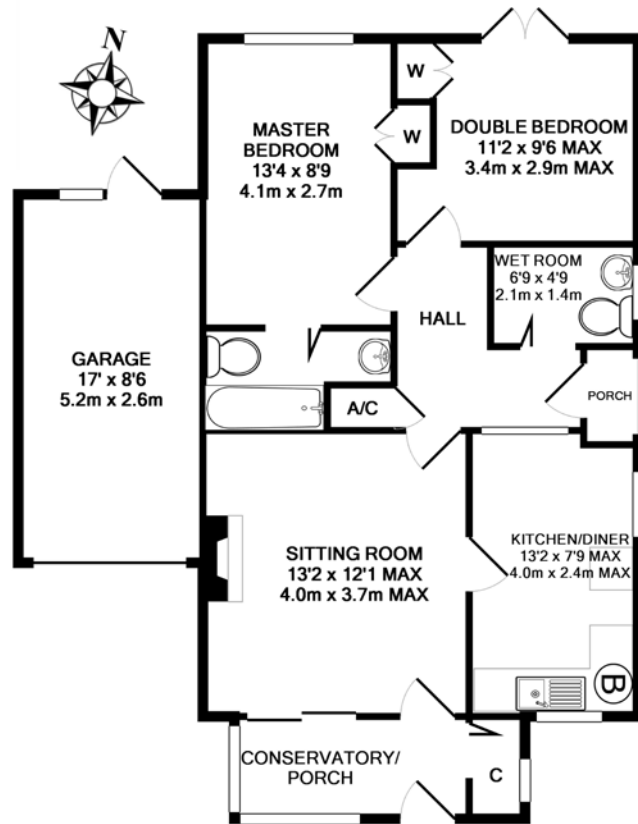
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective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