



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

49 BERRINGTON ROAD
TENBURY WELLS, WORCESTERSHIRE, WR15 8EL

GUIDE PRICE
£110,000



**A SEMI-DETACHED COTTAGE CONVERSION IN A POPULAR RESIDENTIAL AREA
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- ENTRANCE HALL
- KITCHEN
- LIVING ROOM
- TWO BEDROOMS
- SHOWER ROOM
- GARDEN

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 49 Berrington Road will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

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

49 Berrington Road is a semi-detached cottage conversion constructed of brick elevations under a clay tiled roof, with a single storey kitchen, entrance hall and shower room extension to the rear. The property requires some upgrading by the purchaser. The property benefits from double glazing, gas fired central heating with a Worcester boiler and a generous garden. 49 Berrington Road would be of particular interest to first time buyers and buy-to-let investors. The property is offered with vacant possession and no upward chain.

ACCOMMODATION

A covered walkway leads to the partially glazed entrance door which opens into the entrance hall. The kitchen has a range of base and wall units incorporating a stainless steel sink/drain, with space for a cooker and fridge/freezer, and plumbing for a washing machine, and houses the Worcester boiler. The shower room has a pedestal basin, wc, Triton T80XR shower and a heated towel rail. The living room has an understairs cupboard and stairs rise up to the first floor landing which leads to a double bedroom and a single bedroom.

OUTSIDE

A pedestrian path off Berrington Road leads to the entrance door and around to the rear garden which is mostly laid to lawn with a patio at the far end of the garden.

N.B. The occupants of 51 Berrington Road have a right of access to their property at all times via the path through the garden at 49 Berrington Road.

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 a mortgage calculation visit:
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

LONDON SHOWROOM

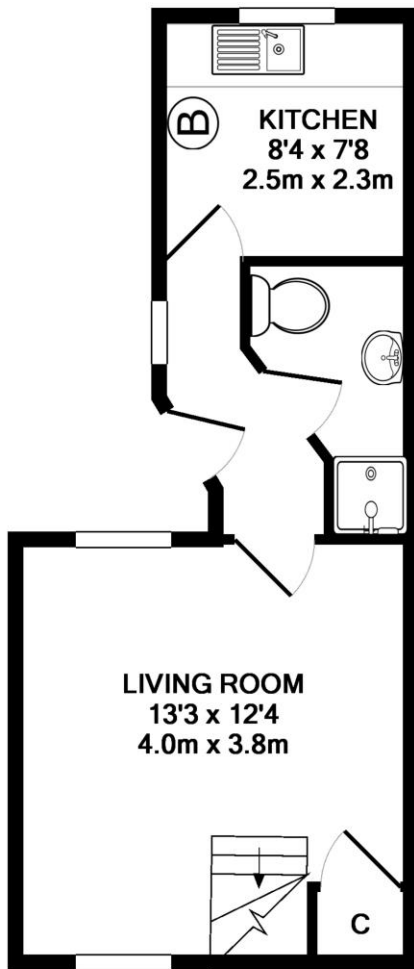
121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

Photographs taken on 30th June 2017.

Particulars prepared July 2017.

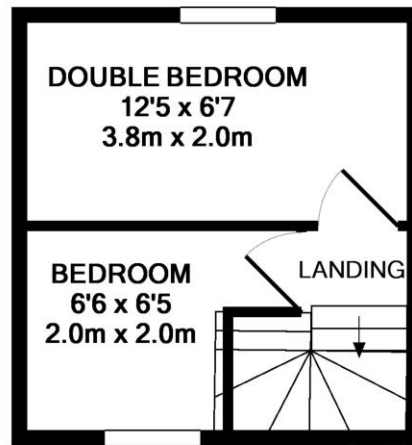






GROUND FLOOR

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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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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.