



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

19 BERRINGTON ROAD
TENBURY WELLS, WORCESTERSHIRE, WR15 8EL

GUIDE PRICE
£145,000



**AN EXTENDED END TERRACED VICTORIAN COTTAGE
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- COUNTRY KITCHEN
- COSY SITTING ROOM
- CONSERVATORY/DINING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- SOUTH FACING GARDEN

NICK CHAMPION LTD
16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA
Tel: 01584 810555 | Fax: 01584 810888
www.nickchampion.co.uk



19 BERRINGTON ROAD, TENBURY WELLS, WORCESTERSHIRE, WR15 8EL

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

SITUATION & DESCRIPTION

19 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.

19 Berrington Road is a Victorian end-terraced cottage constructed of brick elevations under a clay tiled roof, with the addition of a single storey conservatory/dining room extension constructed of brick elevations under a polycarbonate roof. The property benefits from gas fired central heating, partial UPVC double glazing and a generous south facing rear garden.

ACCOMMODATION

A modern UPVC front door opens into the cosy sitting room which has a laminate wood floor and a Yeoman woodburning stove on a brick hearth. The kitchen has a quarry tiled floor and a range of bespoke wooden base and wall units incorporating a Belfast sink, a Hygena electric oven, a Rangemaster HRG Leisure gas hob, an Ideal gas fired boiler, and space for a fridge/freezer, tumble drier, plumbing for a washing machine and a useful understairs storage area. The conservatory which could also be utilised as a dining room has a quarry tiled floor, heating, power, light and French doors opening out into the rear garden.

Stairs rise up from the sitting room to the landing. There are two double bedrooms, the larger of which has fitted wardrobes with hanging space and shelving. The bathroom has a bath with a shower over, a pedestal basin, wc and heated towel rail.

OUTSIDE

The front garden is bordered by a wall and a concrete path leads up past an area of lawn with a gravel area for potted plants to the front entrance door. The enclosed rear garden has a patio entertaining area adjacent to the property and a trellis with an archway separates this from the main expanse of garden which is mostly laid to lawn, with a further patio and a brick and corrugated iron garden store shed (13'7" x 4'9") at the far end of the garden. The garden can be accessed externally via a pedestrian right of way

along a path located to the west of 25 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

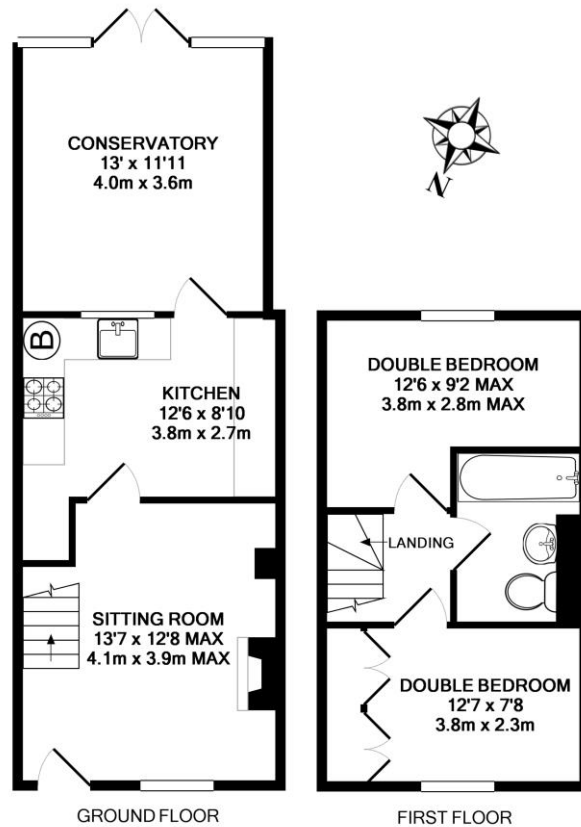
LONDON SHOWROOM

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

Photographs taken on 23rd November 2017.
Particulars prepared November 2017.







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
Made with Metropix ©2017

N218 Printed by Ravensworth 01670 713330

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.