



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 3 THE CAGE

MARKET SQUARE, TENBURY WELLS, WORCESTERSHIRE, WR15 8BL

GUIDE PRICE

**£225,000**



**AN IMPRESSIVE GRADE II LISTED TOWN HOUSE WITH A GARAGE AND PARKING SPACE  
CONVENIENTLY SITUATED IN THE HEART OF THE POPULAR MARKET TOWN.**

- KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- STUDY/FOURTH BEDROOM
- MASTER BEDROOM
- TWO FURTHER DOUBLE BEDROOMS
- TWO BATHROOMS
- LAUNDRY AREA
- GARAGE & PARKING SPACE
- COURTYARD GARDEN

**NICK CHAMPION LTD**

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

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



### 3 THE CAGE, MARKET SQUARE, TENBURY WELLS, WORCESTERSHIRE, WR15 8BL

#### APPROXIMATE DISTANCES

Leominster – 9.5 miles, Ludlow – 10 miles, Bromyard – 11 miles, Kidderminster – 18 miles, Worcester – 22 miles, Hereford – 23 miles, M5 Junction 6 – 24 miles, Birmingham – 36 miles.

#### DIRECTIONS

From Teme Street, Tenbury Wells head south and keep right onto Market Street and take the first right hand turn into Market Square. 3 The Cage will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

#### SITUATION & DESCRIPTION

3 The Cage is conveniently situated within level walking distance of all of the market town 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.

3 The Cage is a spacious Grade II Listed town house, one of three properties which occupy what was formerly The Cage Hotel, a building which dates back to the early 19<sup>th</sup> Century. The property is in need of some updating, but benefits from gas fired central heating, a delightful courtyard garden, a parking space and a garage.

#### ACCOMMODATION

A part glazed door opens into the entrance hall with a step up into the impressive formal sitting room which has attractive panelling, a HomeMaker gas fire in a painted wood surround with a mosaic hearth, and an understairs cupboard. An archway opens into the kitchen/dining room which has a dining area and a range of quality wood base and wall units incorporating a Franke double sink and drainer, an Electrolux gas hob with an extractor hood over, a Reflection double oven, plumbing for a dishwasher, space for a fridge/freezer, and a door to outside.

Stairs rise up from the sitting room to the first floor landing. The spacious master bedroom has a wall of fitted wardrobes incorporating a vanity unit with overhead storage. There is a study/fourth double bedroom which has a feature full height window. The bathroom has a bath, a Triton Rapide shower in a separate cubicle, a pedestal basin, wc, bidet and heated towel rail.

Stairs rise up from the first floor landing to the second floor landing which has an airing cupboard, a Potterton Kingfisher II boiler, plumbing for a washing machine and space for a tumble drier. There are two further double bedrooms, one of which has a fitted cupboard with shelving, and the other has a vanity sink unit and a cast iron fireplace (not in use). The bathroom has a bath, vanity basin unit and wc.

#### OUTSIDE

To the rear of the property is a compact and low maintenance enclosed courtyard garden with a patio entertaining area, gravel areas perfect for potted plants and a gate to the parking area. A right of way across a neighbouring property leads to a parking space in front of the attached garage (15'4" x 8'1") with a metal up and over door, storage space, power and light, and a door to the garden.

#### SERVICES

Mains water, drainage, gas and electricity are connected.

#### LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band E

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details 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](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

Photographs taken on 18<sup>th</sup> November 2017.

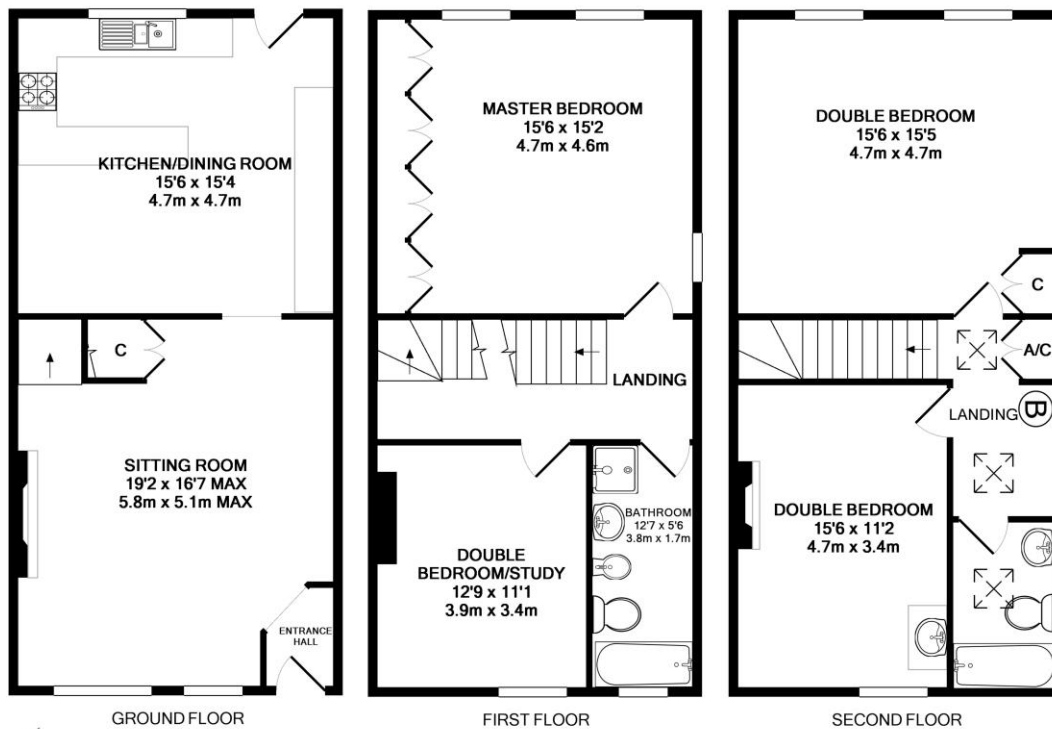
Particulars prepared November 2017.











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  
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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.