



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

HEATHER BANK

TAVERN LANE, NEWNHAM BRIDGE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8LR

GUIDE PRICE

£244,950



**AN IMMACULATE AND WELL-APPOINTED DETACHED BUNGALOW
ENJOYING SUPER VIEWS ACROSS THE TEME VALLEY.**

- CONTEMPORARY KITCHEN
- SPACIOUS LIVING ROOM

- TWO DOUBLE BEDROOMS
- SHOWER ROOM

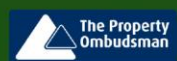
- ENCLOSED SOUTH FACING GARDEN
- GARAGE, CARPORT & PARKING

NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 4 miles, Ludlow – 14 miles, Kidderminster – 14 miles, Worcester - 20 miles, M5 Junction 6 – 22 miles, Birmingham – 32 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the T Junction turn right onto the A456 in the direction of Kidderminster. After 3.3 miles in Newnham Bridge turn left signed Bickley/Knighton-on-Teme and proceed for 0.2 mile before turning left onto Tavern Lane and Heather Bank will be found along the lane on the left hand side.

SITUATION & DESCRIPTION

The property is situated on a generous sized plot in an elevated position with lovely views across the surrounding countryside. The property is only a short drive away from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies. The property is within walking distance of the popular Talbot Inn at Newnham Bridge.

Heather Bank is a detached bungalow constructed circa 1970 of brick clad timber framed elevations under a tiled roof. The property has been extensively upgraded by the present owners and now provides spacious and comfortable accommodation with the benefit of new kitchen and shower room suites, a new composite front door, new UPVC framed double glazing, new soffits, bargeboards and guttering, an enclosed south facing garden with high fencing, a garage, carport and ample parking space. The property also benefits from new internal flooring, solid oak veneer internal doors and the whole property has been tastefully redecorated.

ACCOMMODATION

The front door with full height windows either side opens into the entrance hall with a laminate wood floor and an airing cupboard. The kitchen has a laminate wood floor, white base and wall units with oak effect work surfaces, a ceramic sink/drain, space for a cooker, tall fridge/freezer and tumble drier, plumbing for a dishwasher and washing machine, a service hatch through to the living room and a part glazed UPVC framed door to outside. The living room has a dining area and a sitting area with a Stovax 8 wood burning stove on a stone hearth with a feature oak mantle above, and French doors open out onto the raised patio entertaining area. There are two double bedrooms and a shower room with a Mira Go shower, a vanity basin unit, wc and heated towel rail.

OUTSIDE

The tarmac driveway with a gravel overspill provides parking space for up to four cars leading to the covered carport and garage with an up and over metal door, power and light. To the front of the property is a gravel easy care garden with space for pots, and a paved path leads from the parking area to the entrance door and around the side of the property via a solid gate to the rear garden.

The south facing rear garden incorporates a raised terrace with a paved patio entertaining area, a painted timber summerhouse (7'10" x 7') and a solid gate leads back through to the carport. Steps lead on down to the gently sloping lawn with mature shrub borders which can also be accessed via a solid gate to the west of the garage.

SERVICES

Mains water and electricity are connected. Shared private drainage. Electric night storage heating.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – 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

VIEWING

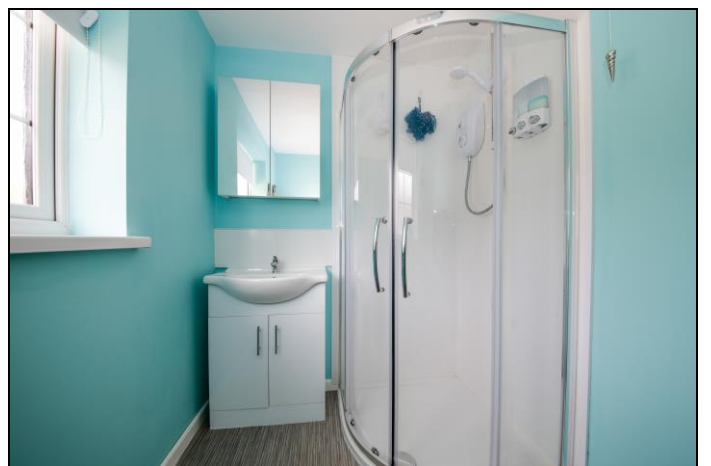
By prior appointment with the Agent: – Nick Champion - Tel: 01584 810555 View all of our properties for sale and to let at: www.nickchampion.co.uk

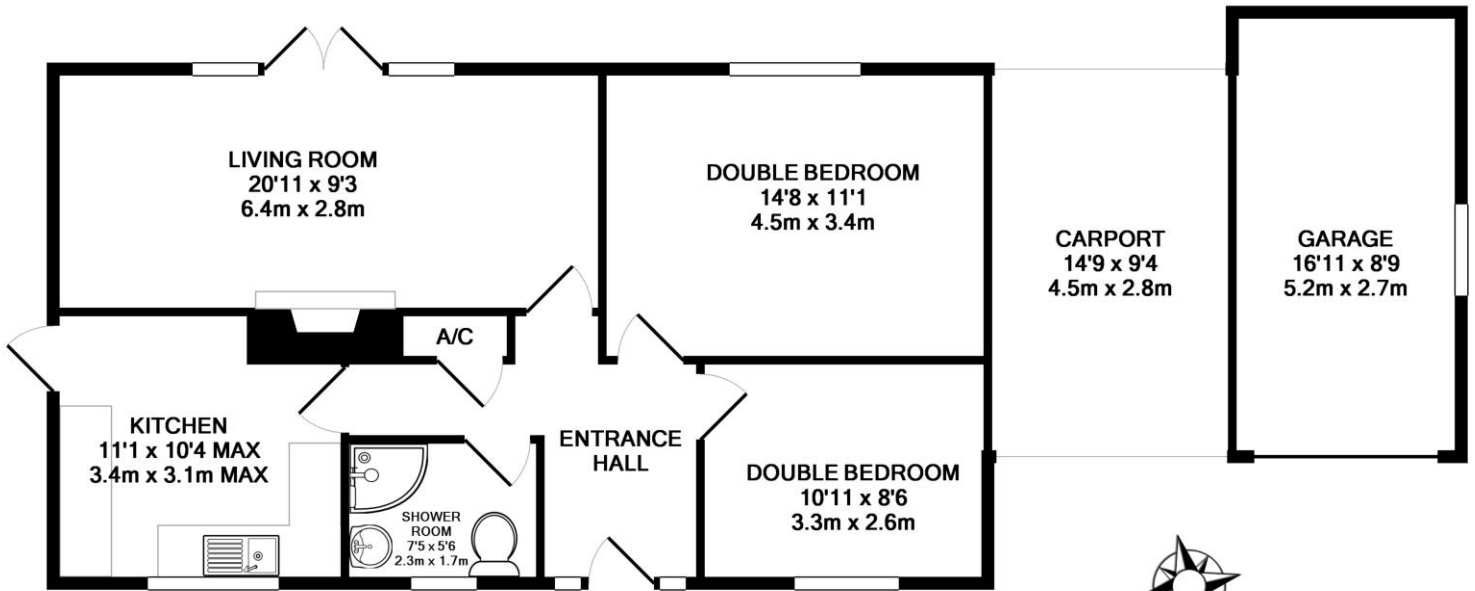
LONDON SHOWROOM

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

Photographs taken on 21st June 2018 and 8th July 2019. Particulars prepared June 2018 and amended July 2019.







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 ©2018



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.