



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

DUNSTAN VILLA

SCHOOL LANE, ROCHFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8SW

GUIDE PRICE

£280,000



**A SPACIOUS DETACHED FAMILY HOUSE FOR RENOVATION
AND SET WITHIN GENEROUS GARDENS IN A POPULAR RURAL VILLAGE.**

- KITCHEN
- TWO RECEPTION ROOMS

- FOUR BEDROOMS
- BATHROOM & SHOWER ROOM

- ATTRACTIVE LEVEL GARDENS
- AMPLE PARKING SPACE

NICK CHAMPION LTD

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www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 2.8 miles, Bromyard – 10.5 miles, Leominster – 12 miles, Ludlow - 13 miles, Kidderminster – 16 miles, Worcester - 19 miles, M5 Junction 6 – 21 miles, Hereford – 25 miles.

DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 2.6 miles before turning left on a sharp right bend onto School Lane and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Dunstan Villa is situated in the heart of the popular village of Rochford. Dunstan Villa is an attractive and substantial Victorian detached house of painted brick elevations under a clay tiled roof with later extensions. The property is in need of upgrading. The property benefits from a large level garden and ample parking space.

Dunstan Villa is just a short drive from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, a cinema, swimming pool, primary and secondary schools, and a range of clubs and societies. The village of Rochford has a Farm Shop and historic church, and the village has a lively community with events held at the adjacent Church Hall.

ACCOMMODATION

The entrance hall has an understairs cupboard and an adjacent shower room with a Mira Excel shower, a vanity basin unit, wc and cupboard. The sitting room has a bay window and shares an open fireplace with the dining room which has pine cupboard with full height shelving fixed to two walls. A part glazed door opens into the kitchen which has fitted off white units incorporating a stainless steel double sink and drainer, an integral large Zanussi electric hob and Hotpoint double oven, plumbing for a washing machine, space for a fridge/freezer, a Worcester Greenstar Heatslave 18/25 boiler, and a door opens into the glazed rear porch with a sliding door to outside.

Stairs rise up from the entrance hall to the first floor landing. There are two double bedrooms, the larger having fitted wardrobes. There are two further bedrooms, each with fitted wardrobes. The family bathroom has a bath, a pedestal basin and wc.

OUTSIDE

The concrete driveway provides ample parking space. The generous level gardens envelope the property and are mostly laid to lawn with a concrete path leading around to a sunny seating area against the south westerly facing elevation. A brick outbuilding is split to form a coal/log store and garden store. A solid timber privacy fence borders the neighbouring property.

SERVICES

Mains water and electricity are connected.
Oil fired central heating.
Private drainage.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F – 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

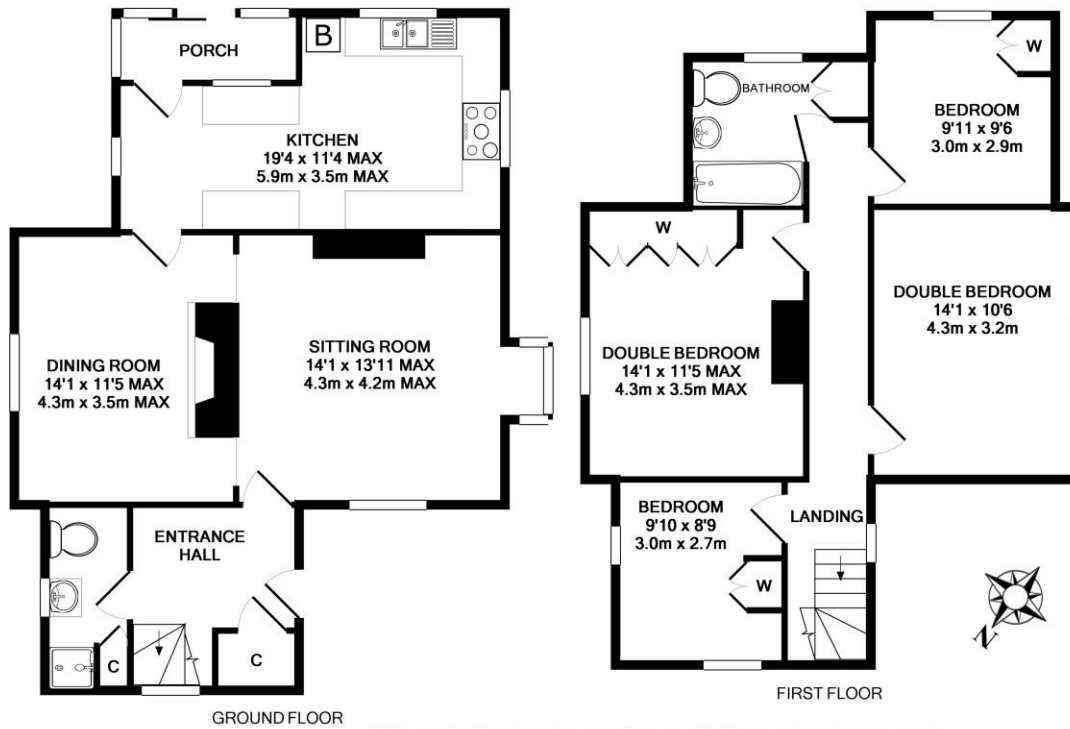
LONDON SHOWROOM

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

Photographs taken on 18th July 2018.
Particulars prepared August 2018
and updated 15th March 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
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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.