



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LONGMYND

BERRINGTON ROAD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8EL

GUIDE PRICE

£285,000



**A PLEASANT BUNGALOW IN AN ELEVATED SOUGHT AFTER SETTING
ENJOYING OUTSTANDING VIEWS AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

- CONTEMPORARY KITCHEN
- LIVING ROOM
- UTILITY SPACE
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM/STUDY
- SHOWER ROOM
- ATTRACTIVE GARDENS
- ATTACHED GARAGE
- AMPLE PARKING SPACE

NICK CHAMPION LTD

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www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 0.6 mile, Ludlow – 8 miles, Leominster – 10 miles, Bromyard – 11 miles, Kidderminster – 18 miles, Worcester – 22 miles, Hereford – 23 miles, M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.3 mile turn right onto Berrington Road. Proceed for 0.3 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Longmynd is situated mid way up the desirable Berrington Road and is within walking distance of the town centre. The property enjoys outstanding views across the town and the Teme Valley to the Clee Hills beyond. 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.

Longmynd is a detached bungalow constructed circa 1970 of mellow brick elevations under a tiled roof and the property has been substantially upgraded in recent years to provide spacious and comfortable accommodation. The property features UPVC double glazing, gas fired central heating, delightful gardens, a summer house, a large single garage and ample parking space on a tarmac driveway.

ACCOMMODATION

A covered porch has a partially glazed door which opens into the entrance hall which has an airing cupboard and a store cupboard. The kitchen has a range of modern cream base and wall units with dark grey granite effect worksurfaces, a stainless steel sink/drain, integral Zanussi appliances including a microwave, oven and ceramic hob with an extractor hood over, space for a tall fridge/freezer and plumbing for a dishwasher, a Worcester Greenstar Ri boiler, a partially glazed door to the integral garage and a service hatch to the living room. The living room has a seating area with an electric fire in a cream granite surround, and a dining area with a service hatch to the kitchen. There are two double bedrooms, one of which has built in wardrobes and the other has fitted wardrobes, and a further single bedroom/study with fitted wardrobes. The shower room has a tiled floor and partially tiled walls, a shower in a large cubicle with a shallow tray, a pedestal basin, wc and heated towel rail. The attached single garage has a metal up and over garage door with an adjacent partially glazed pedestrian door, a utility space with plumbing for a washing machine, space for a large chest freezer/tumble drier, a hand basin, and a further partially glazed door to the rear opening onto the garden.

OUTSIDE

The tarmac driveway provides parking space for up to three cars and leads to the attached garage. A path from the parking area leads to the entrance porch and around the property to the mainly level gardens which are mostly laid to lawn with raised vegetable beds adjacent to the path, miniature fruit trees, a timber garden shed and a substantial timber summer house with power and light.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

LOCAL AUTHORITY

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

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

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

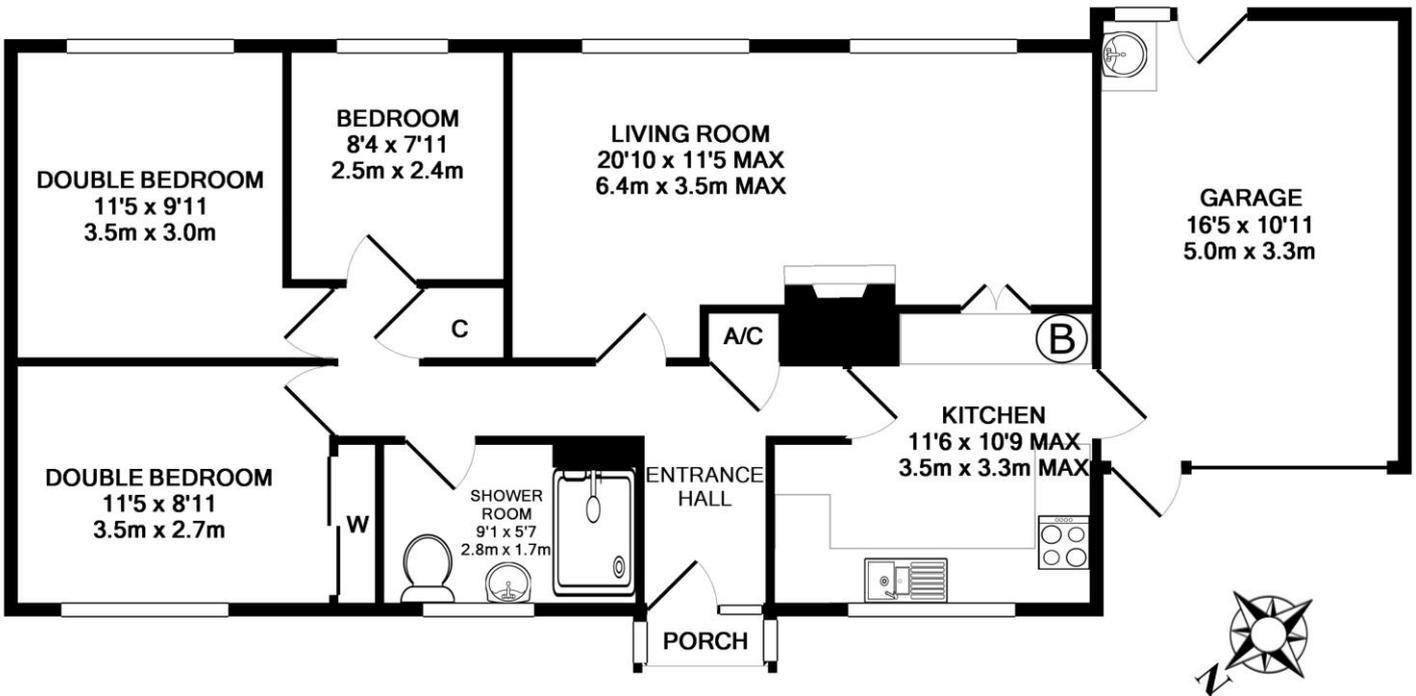
Tel: 020 7318 7082

Photographs taken on 24th August 2018.

Particulars prepared September 2018.







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.