



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE BRAMLEYS

SALT BOX LANE, OLDWOOD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8TD

GUIDE PRICE

£325,000



**A SPACIOUS DETACHED BUNGALOW IN AN ELEVATED EDGE OF TOWN SETTING
AND ENJOYING FINE VIEWS ACROSS THE MARKET TOWN AND BEYOND.**

- KITCHEN
- TWO RECEPTION ROOMS
- LAUNDRY ROOM

- MASTER BEDROOM
- TWO FURTHER BEDROOMS
- SHOWER ROOM & SEPARATE WC

- ATTRACTIVE EASY CARE GARDENS
- DOUBLE GARAGE
- AMPLE PARKING SPACE

NICK CHAMPION LTD

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

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

www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 1.1 miles, Leominster – 9 miles,
Ludlow – 11 miles, Bromyard – 11 miles,
Kidderminster – 19 miles, Hereford – 21 miles,
Worcester – 22 miles, M5 Junction 6 – 24 miles,
Birmingham – 37 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster and after 1 mile turn left onto Salt Box Lane and the drive to The Bramleys is the first on the right hand side just a little way up the lane.

SITUATION & DESCRIPTION

The Bramleys sits in a semi-elevated position and enjoys fine views across Tenbury Wells and the Teme Valley. The property is conveniently situated on the popular Salt Box Lane just a short drive from the centre of the market town of Tenbury Wells which 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.

The Bramleys is a spacious detached bungalow constructed circa 1983 of brick elevations under a tiled roof. The bungalow has UPVC double glazed windows and doors, LPG central heating, and includes delightful easy care gardens, a detached double garage and ample parking space.

ACCOMMODATION

A partially glazed entrance door opens into the UPVC framed porch which has a ceramic tiled floor and opens into the lofty entrance hall which has a useful store cupboard and glazed doors to the kitchen and two reception rooms. The kitchen has a range of wooden base and wall units incorporating a stainless steel sink/drainer, with space for a cooker, undercounter fridge and freezer, a service hatch to the dining room, and a partially glazed door to outside. The dining room has full height windows and an archway leading through to the sitting room which has a feature brick fireplace (not currently in use) housing an electric wood burner style fire, and French doors leading to outside. There is a generous master bedroom, a second double bedroom, and a third bedroom/study. The shower room has a Mira Jump shower in an extra large cubicle, a pedestal basin and an airing cupboard with shelving. A separate cloakroom has a pedestal basin, wc and fitted low level cupboard. The laundry room has plumbing for a washing machine and houses the Worcester boiler.

OUTSIDE

A gated brick block paved driveway leads up to a parking and turning area with ample parking space in front of the detached brick and tile double garage which has an up and over electric garage door, power, light, and a pedestrian side access opening onto a covered walkway/drying area leading to a patio seating area. The west facing rear garden is mostly gravel with seating areas, a rockery and a raised border for shrubs and flowers. A decked seating area adjacent to the property has an electric awning and a path leads around to the east facing front garden which is mostly gravel with further seating areas which take advantage of the great views, with mature shrub borders.

SERVICES

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

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

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555

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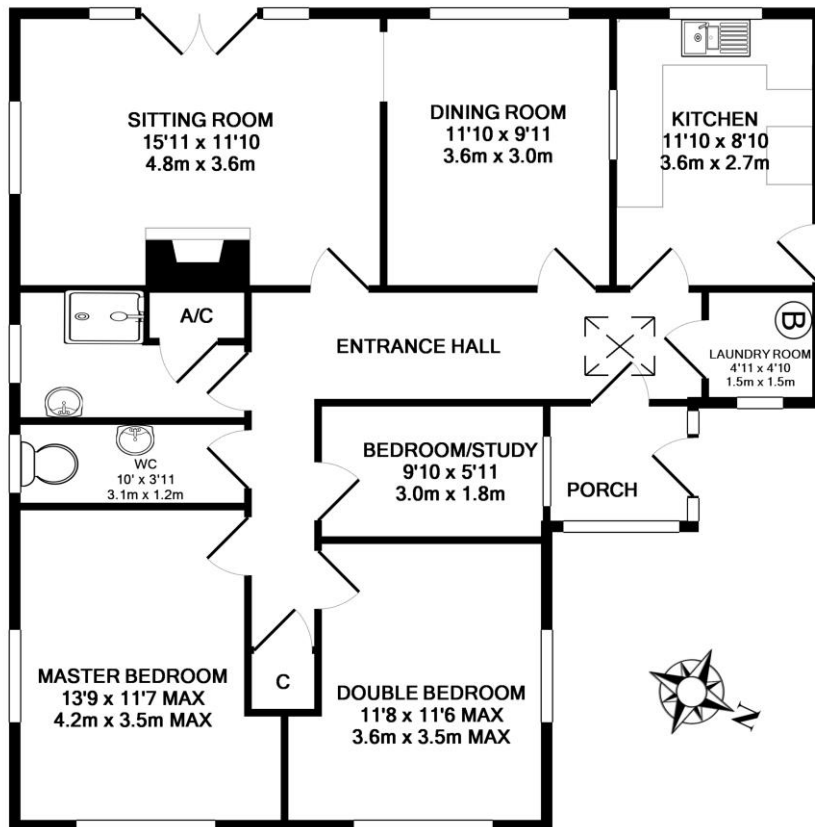
LONDON SHOWROOM

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

Photographs taken on 4th December 2018.
Particulars prepared December 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.