



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE GARDEN COTTAGE, 16D TEME STREET

TENBURY WELLS, WORCESTERSHIRE, WR15 8BA

GUIDE PRICE

£125,000



**A WELL-APPOINTED ATTACHED BUNGALOW CONVERSION WITH A GARAGE AND PARKING
WITH EASY ACCESS TO THE MARKET TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM

- DOUBLE BEDROOM
- SHOWER ROOM

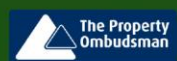
- ENCLOSED GARDEN
- GARAGE & PARKING SPACE

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Ludlow – 10 miles, Leominster – 10 miles,
Bromyard – 11 miles, Kidderminster – 18 miles,
Worcester – 22 miles, M5 Junction 6 – 24 miles,
Hereford – 24 miles, Birmingham – 37 miles.

DIRECTIONS

The property is approached via a vehicular right of way leading from the public car park behind Tenbury Library into the shared car park and as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The Garden Cottage, 16D Teme Street is tucked away behind Teme Street with easy access to the town centre. 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.

16D Teme Street is a well-appointed attached bungalow conversion constructed of brick elevations under a slate tiled roof. The property benefits from electric night storage heating, a low maintenance garden, a detached garage and a designated parking space in a shared car park. The property is in good decorative order and would make an ideal buy to let property.

ACCOMMODATION

A solid entrance door opens into the dual aspect living room which has timber flooring and an opening through to the kitchen/breakfast room with timber flooring, a range of white laminate base and wall units incorporating a stainless steel sink/drainage, and an integral Ariston cooker and hob, with plumbing for a washing machine and space for an undercounter fridge/freezer. The double bedroom has timber flooring and an ensuite with a Triton shower, pedestal basin, wc and heated towel rail.

OUTSIDE

The detached concrete garage has an up and over garage door, power and light, a pedestrian side access, and there is a designated parking space in front of the garage. The enclosed cottage garden has a gravel seating area adjacent to the property, a lawn, flower borders and a greenhouse.

SERVICES

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

LOCAL AUTHORITY

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

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

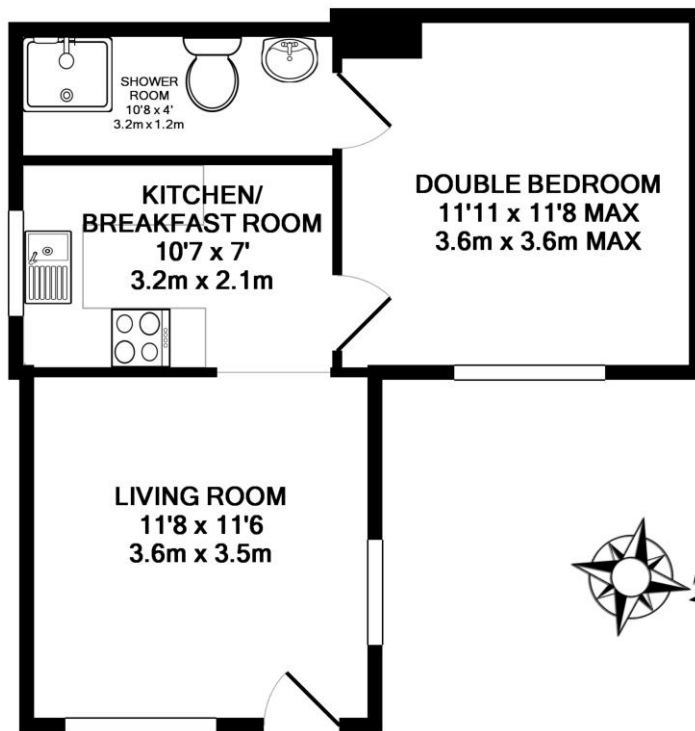
LONDON SHOWROOM

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

Photographs taken on 7th 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.