



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

16C TEME STREET

TENBURY WELLS, WORCESTERSHIRE, WR15 8BA

GUIDE PRICE

£145,000



A CHARACTERFUL MID-TERRACED COTTAGE IDEALLY LOCATED FOR THE TOWN CENTRE.

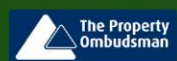
- NEW KITCHEN
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- COTTAGE GARDENS
- TWO DESIGNATED CAR PARKING SPACES

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

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 its own driveway from the Public Car Park leading to its two off street parking spaces and a garden path to the property. There is also access via a pedestrian right of way directly on to Teme Street to the north side of the Nick Champion Offices.

SITUATION & DESCRIPTION

16C Teme Street is accessed both from Teme Street via a pedestrian right of way and via its own driveway and parking area. 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.

16C Teme Street is a freshly refurbished and well-appointed mid-terraced cottage constructed of brick elevations under a tiled roof. The property benefits from a newly installed kitchen and mains gas fired central heating system with a Worcester combi boiler, a landscaped low maintenance garden and two designated parking spaces in a shared car park. The cottage has been very tastefully decorated throughout, retaining character features such as exposed beams and period windows.

ACCOMMODATION

A painted solid oak door opens into the living room which has a cloaks cupboard with adjacent shelving and French doors to the cottage garden. A wide opening with step up from the living room leads to the kitchen area which has timber flooring, a range of cream base and wall units with oak worktops incorporating a Belfast sink, with an integral Belling oven and hob, plumbing for a washing machine, space for a fridge freezer, and an understairs cupboard housing the Worcester combi boiler.

Stairs from the kitchen rise up to the first floor landing which has storage space and leads to two double bedrooms, one of which has a fitted wardrobe, and to the shower room which has a vinyl floor, a shower, pedestal basin, wc and heated towel rail. A large loft space can be accessed via a hatch in the second bedroom.

OUTSIDE

To the rear of the property is a low maintenance cottage garden with a lawn, a gravel seating area and attractive shrub and flower borders. A gravel path through an opening in the privacy fence leads past a shrub and flower border against an attractive stone wall and on past another area of lawn to the two designated car parking spaces in the shared car park.

SERVICES

Mains water, drainage, electricity and gas are connected.

Gas fired central heating – Worcester boiler.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C – 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

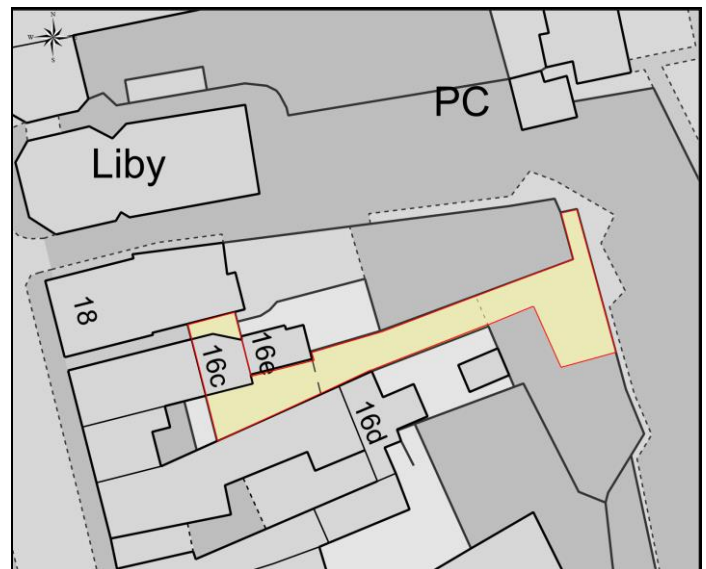
121 Park Lane, Mayfair, London, W1K 7AG

Tel: 020 7318 7082

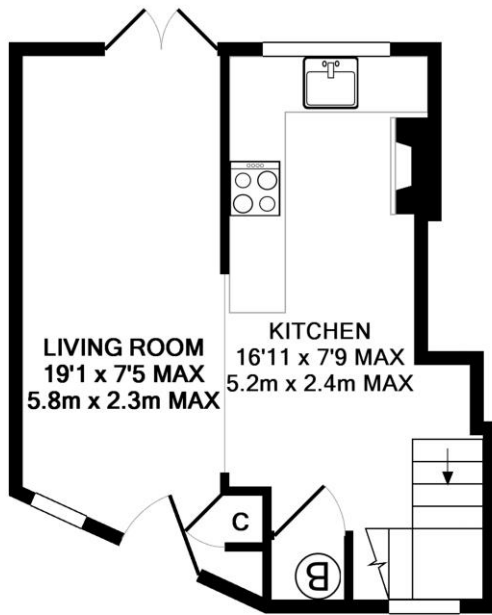
Photographs taken on 15th July 2019.

Particulars prepared December 2018.

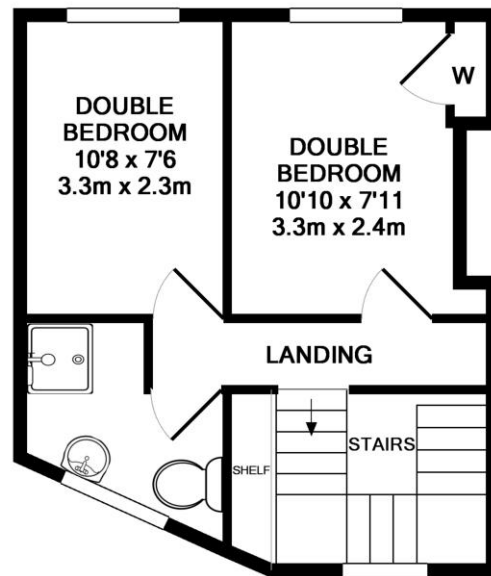
Particulars updated April 2019 and July 2019.







GROUND FLOOR



FIRST FLOOR



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.