



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

WYCHE WAY

ST MARY'S CLOSE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8ES

GUIDE PRICE
£325,000



**AN UPGRADED AND WELL-APPOINTED DETACHED BUNGALOW
IN A DESIRABLE RESIDENTIAL AREA WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

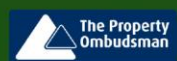
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- STUDY & CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- SECOND DOUBLE BEDROOM
- BATHROOM
- ATTRACTIVE GARDENS
- DETACHED GARAGE & WORKSHOP
- DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.3 mile, Ludlow – 10 miles,
Leominster – 10 miles, Kidderminster – 18 miles,
Worcester – 22 miles, Hereford – 22 miles,
M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south and keep right onto Market Street and take the first right hand turn into Market Square. Turn left through the opening between Norris and Miles Solicitors and Violet Morris House and the property will be found on the right hand side.

SITUATION & DESCRIPTION

The property is situated in a very popular residential development within level walking distance of the market town centre. Tenbury Wells offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

Wyche Way is a detached bungalow constructed circa 1972 of mellow brick elevations under a tiled roof. The property has been upgraded by the present owners and provides spacious and comfortable accommodation with the benefit of a contemporary and fully fitted kitchen, a master bedroom ensuite with a walk-in shower area, UPVC double glazing, gas fired central heating, attractive gardens, parking and a detached garage and workshop.

ACCOMMODATION

A covered porch leads to a partially glazed door which opens into the entrance hall with adjacent cosy study area. The kitchen/breakfast room has a quality oak effect laminate floor, a range of cream base and wall units with wood effect worktops incorporating a stainless steel sink/drain, a breakfast bar, integral appliances including a Zanussi electric double oven and gas five burner hob with Elica extractor hood over, an AEG tall fridge, Zanussi dishwasher and Beko washing machine, an airing cupboard with shelving, and a partially glazed door to outside. The sitting room has a gas coal effect fire on a tiled hearth with a stone effect surround, and sliding patio doors opening into the heated conservatory which in turn has French doors opening out into the garden. The spacious master bedroom has fitted wardrobes and an ensuite with a walk-in shower area with a Triton T80xr electric shower, a pedestal basin, wc and heated towel rail. There is a second double bedroom with built in wardrobes, and a bathroom with a bath with Triton T80si electric shower over, a pedestal basin and wc.

OUTSIDE

A gated tarmac driveway provides parking space for two cars and leads to the detached brick and concrete tile garage and workshop which has an up and over metal garage door opening into the single garage, power, light, a separate workshop area, and a pedestrian side access opening into the garden.

The south-east facing garden is mostly laid to lawn with a patio entertaining area adjacent to the bungalow, mature shrub and flower borders, a vegetable plot and a timber summer house (8'10" x 6'8").

SERVICES

Mains water, drainage, electricity and gas are connected. Mains gas fired central heating – back boiler behind gas fire in sitting room.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – 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

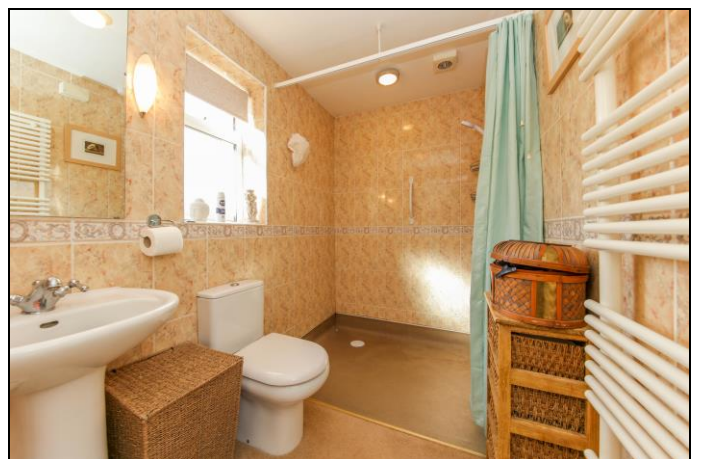
By prior appointment with the Agent: –
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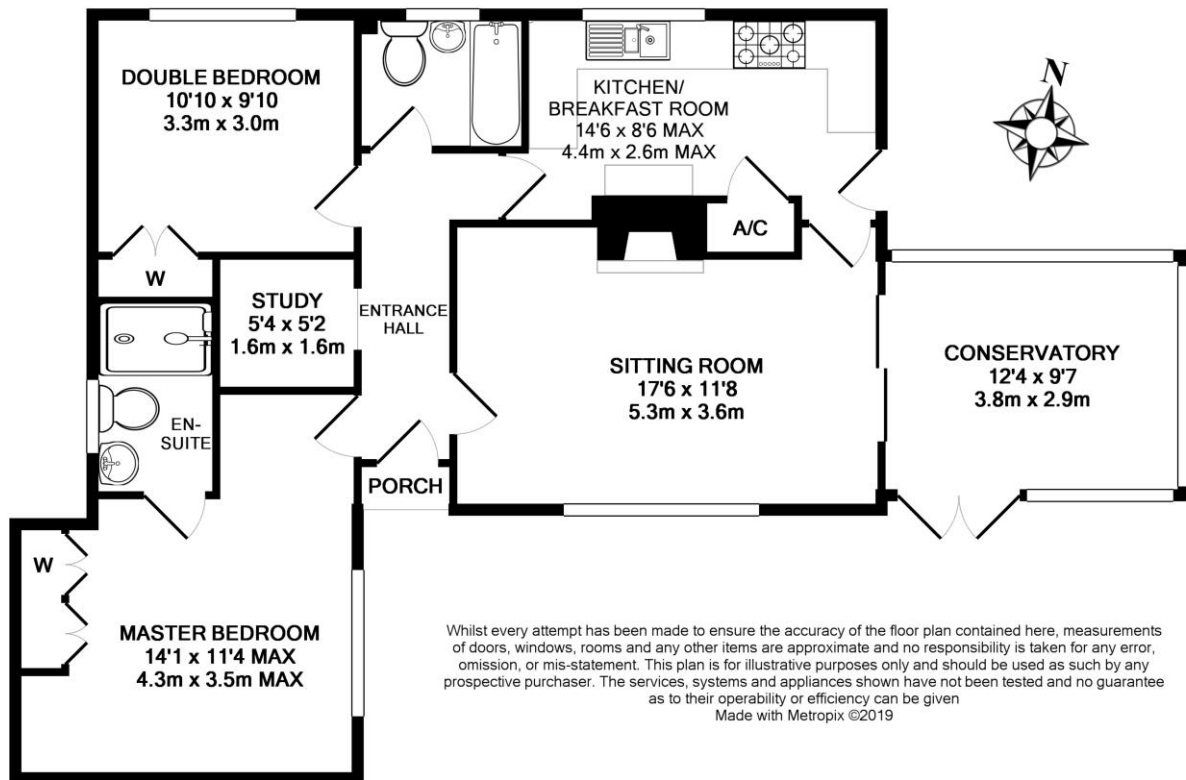
LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG
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Photographs taken on 20th March 2019.
Particulars prepared March 2019.







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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.