



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## **CEDAR HOUSE**

**BROMYARD ROAD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8DA**

**GUIDE PRICE  
£270,000**



**AN IMMACULATE AND WELL-APPOINTED MODERN DETACHED FAMILY HOUSE  
IN A POPULAR RESIDENTIAL AREA CLOSE TO THE SCHOOLS  
AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- UTILITY ROOM & CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- ENCLOSED GARDEN
- DRIVEWAY PARKING SPACE
- FURTHER PARKING SPACE

### **NICK CHAMPION LTD**

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

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# CEDAR HOUSE, BROMYARD ROAD, TENBURY WELLS, WORCESTERSHIRE, WR15 8DA

## APPROXIMATE DISTANCES

Tenbury Wells – 0.8 mile, Leominster – 10 miles,  
Bromyard – 10 miles, Ludlow – 11 miles,  
Kidderminster – 19 miles, Worcester – 23 miles,  
M5 Junction 6 – 24 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street for 0.4 mile before turning left onto the B4214 sign posted Bromyard. Proceed for 0.3 mile and the property will be found on the left hand side.

## SITUATION & DESCRIPTION

The property is situated within walking distance of the primary and secondary schools, the local convenience store, and the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

Cedar House is a spacious modern detached house completed circa 2011 and constructed of brick and part-rendered elevations under a tiled roof. The property has UPVC double glazed windows and doors, gas fired central heating, off road parking and a generous enclosed rear garden. The present owners converted the integral garage into a spacious kitchen/dining room, and the existing kitchen now forms a useful utility/laundry room with the potential to form a further reception room/home office if required.

## ACCOMMODATION

A covered porch leads to a partially glazed door which opens into the entrance hall with laminate wood flooring and a cloakroom with a hand basin and wc. The kitchen/dining room has a laminate wood floor, a range of cream laminate base and wall units incorporating a sink/drain unit, a freestanding Indesit gas range cooker with an extractor hood over, space for a tall fridge/freezer, a cupboard housing the Glowworm Ultracom 38 cxi gas fired boiler, and a partially glazed door to outside. The utility room has a tiled floor, cream laminate base units, a stainless steel sink/drain, plumbing for a washing machine and space for a tumble dryer. The full width sitting room has an electric fire on a cream granite effect hearth with a wooden surround and French doors opening out onto a raised patio.

Stairs rise up from the entrance hall to the first floor landing. The master bedroom has an ensuite with a tiled floor, Gainsborough shower in a large cubicle, pedestal basin, wc and heated towel rail. There are two further double bedrooms and a generous single bedroom. The family bathroom has a tiled floor, bath, pedestal basin, wc and heated towel rail.

## OUTSIDE

The property is approached via a shared driveway off the Bromyard Road leading to the private tarmac driveway with one parking space and an adjacent area of lawn which provides scope to form further driveway parking spaces if required. An allocated parking space is also found on the south side of the shared driveway. A gated side access leads to the generous rear garden which has a raised patio entertaining area adjacent to the property, a lawn and a timber garden shed.

## SERVICES

Mains water, drainage, electricity and gas are connected.

## LOCAL AUTHORITY

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

## 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](http://www.nickchampion.co.uk)

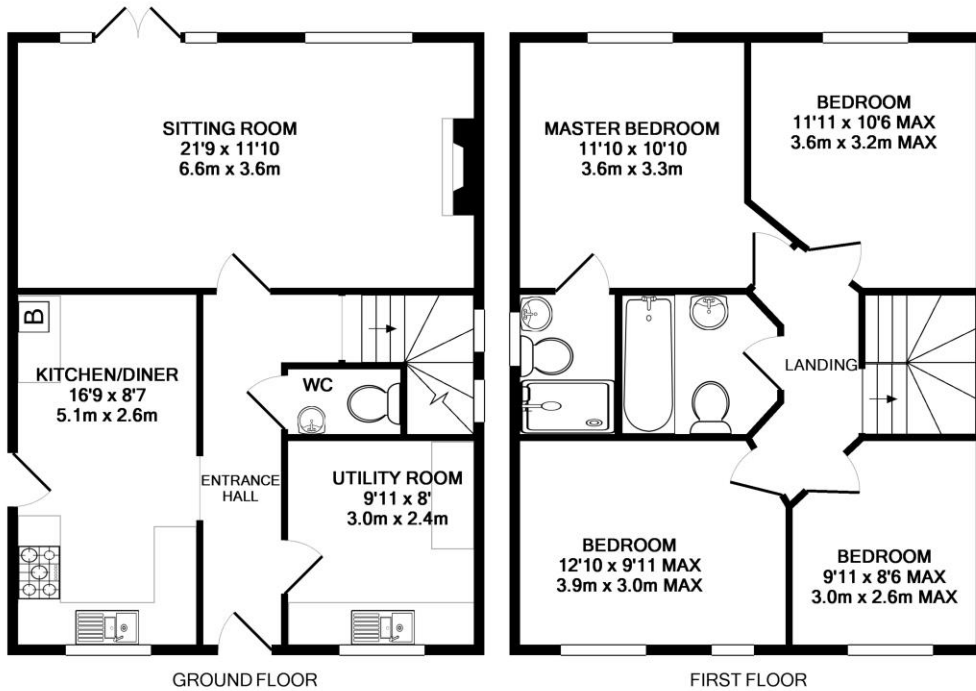
## LONDON SHOWROOM

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

Photographs taken on 6<sup>th</sup> April 2019.  
Particulars prepared April 2019.







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 have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

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.