



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

22 ARCHERS WAY
BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8LB

GUIDE PRICE
£250,000



**AN ATTRACTIVE DETACHED BUNGALOW FOR IMPROVEMENT
IN A VERY POPULAR RESIDENTIAL DEVELOPMENT
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/DINER
- SITTING ROOM
- CONSERVATORY

- THREE BEDROOMS
- BATHROOM & CLOAKROOM
- UTILITY AREA

- MATURE GARDENS
- ATTACHED GARAGE
- DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



22 ARCHERS WAY, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8LB

APPROXIMATE DISTANCES

Tenbury Wells – 0.5 mile, Ludlow – 8 miles, Leominster – 10 miles, Kidderminster – 18 miles, Worcester – 22 miles, M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. After 0.2 mile turn right onto Boraston Lane and then take the second right into Archers Way. 22 Archers Way will be found at the far end of the development as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

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

22 Archers Way is a detached bungalow constructed circa 1986 of brick and part rendered elevations under a tiled roof. The property is set back on a generous plot and benefits from UPVC double glazing, gas fired central heating, a garage and level gardens. The property has been modified with the addition of two conservatories, one of which forms a utility room and kitchen extension, however the property does require some upgrading.

ACCOMMODATION

A covered porch leads to a glazed entrance door which opens into the entrance hall with an airing cupboard with a tank and shelving. The kitchen/diner has a range of wooden base and wall units incorporating a sink/drain, an integral electric oven and Belling gas hob with an extractor hood over, space for white goods, a Glow-worm Fuelsaver MKII boiler, and an opening through to a glazed kitchen extension leading to the glazed utility area with plumbing for a washing machine, space for a fridge/freezer and tumble dryer, and with a door to the rear garden. The sitting room has a Valor gas fire on a marble effect hearth with a painted decorative wood surround, and sliding doors to the conservatory which in turn has a patio door to the rear garden. There are two double bedrooms, and a single bedroom/study. The bathroom has a bath, a shower and pedestal basin. A separate cloakroom has a hand basin and wc.

OUTSIDE

A brick block paved driveway provides ample parking space and leads to the attached garage with an up and over metal garage door, power, light and a door through to the rear garden.

The garden to the front of the property is mostly laid to lawn with shrubs and flower borders. A path leads around to a gated side access in to the enclosed rear garden which is mostly laid to lawn with shrub borders and a patio entertaining area adjacent to the property.

SERVICES

Mains water, drainage, electricity and gas are connected. Gas fired central heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band D

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

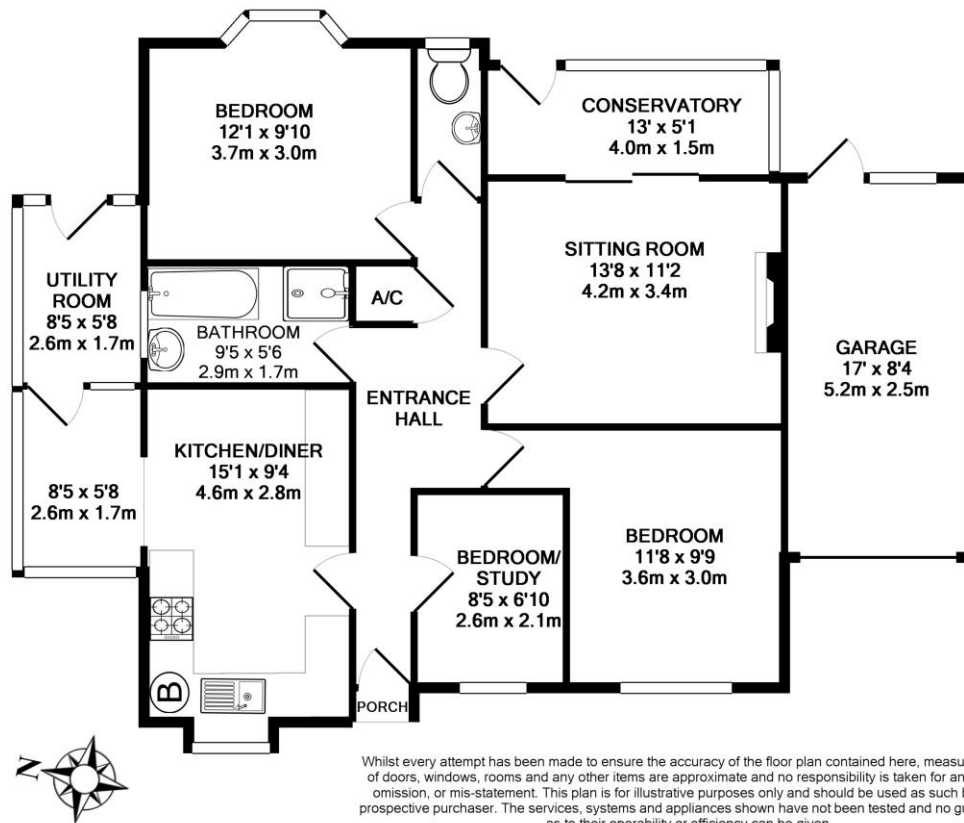
LONDON SHOWROOM

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

Photographs taken on 25th April 2019.
Particulars prepared May 2019.







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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.

INFORMAL TENDER FORM

RELATING TO 22 ARCHERS WAY, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8LB
PLEASE RETURN TO NICK CHAMPION – 16 TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BA
IN A SEALED ENVELOPE LABELLED 'TENDER FOR 22 ARCHERS WAY'
NO LATER THAN **12 NOON ON TUESDAY, 2ND JULY 2019.**

FULL NAME(S):

ADDRESS:

.....

POSTCODE:

TELEPHONE:

E-MAIL:

I / WE THE UNDERSIGNED WISH TO SUBMIT THE FOLLOWING BEST OFFER
SUBJECT TO CONTRACT OF

£

WORDS:

FOR 22 ARCHERS WAY, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8LB

OFFER DETAILS & FUNDING:-

1) DEPENDENT ON SALE OF PROPERTY: YES / NO

NAME OF SELLING AGENT:

CONTACT DETAILS FOR SELLING AGENT:

.....

.....

2) CASH: YES / NO

AMOUNT AVAILABLE: £.....

3) MORTGAGE: YES / NO

AMOUNT REQUIRED: £.....

4) OTHER (PLEASE STATE):

.....

5) OFFER SUBJECT TO SURVEY: YES / NO

SOLICITOR CONTACT DETAILS:

.....

.....

SIGN:

PRINT:

DATE: