



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

3 DEAN CLOSE

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8NG

GUIDE PRICE

£215,000



**A DETACHED BUNGALOW IN A POPULAR RESIDENTIAL AREA
WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM

- TWO BEDROOMS
- BATHROOM

- LEVEL GARDENS
- GARAGE & DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.6 mile, Ludlow – 10 miles, Leominster – 10.5 miles, Kidderminster – 18 miles, Worcester – 23 miles, Hereford – 24 miles, M5 Junction 6 – 24 miles, Birmingham – 38 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 fourth right into Holly Road. Take the first left into Dean Close and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a popular residential area 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.

3 Dean Close is a detached bungalow constructed circa 1980 of brick and part tile clad 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 is offered with no upward chain.

ACCOMMODATION

A partially glazed door opens into the entrance hall which has a laminate wood floor and an airing cupboard with shelving. The living room has a laminate wood floor and a door leading through to the kitchen/breakfast room with a tiled floor, light wood base and wall units incorporating a stainless steel sink/drain, a freestanding Beko gas cooker with an extractor hood over, space for a fridge/freezer, plumbing for a washing machine, a Worcester Comfort II RF boiler and a glazed door to outside. There are two double bedrooms and the bathroom has a bath with Creda Florida Plus shower over, a pedestal basin and wc.

OUTSIDE

The concrete driveway provides parking for up to four cars and leads to the garage (17'9" x 8'11") with up and over metal garage door, power, light and a pedestrian side door to the garden. Gated paths lead around the bungalow to the enclosed west facing rear garden which is mostly laid to lawn with vegetable plots, a sunny gravel area for pots, a timber garden shed and a timber framed potting shed/greenhouse.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
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: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
www.nickchampion.co.uk

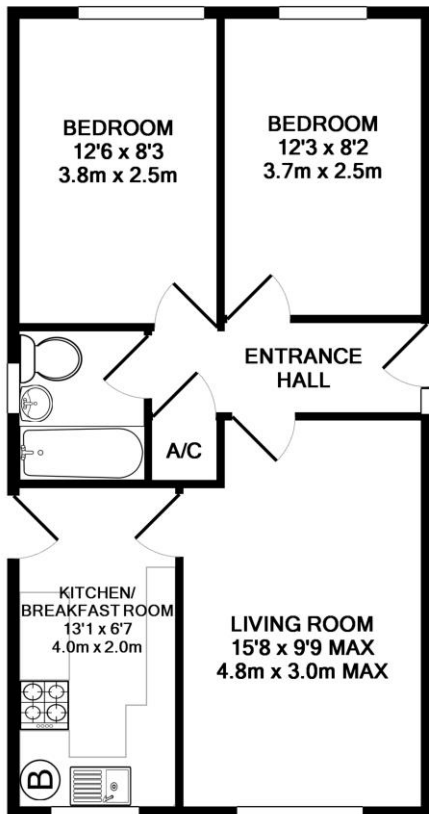
LONDON SHOWROOM

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

Photographs taken on 22nd June 2019.
Particulars prepared June 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 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.