



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

28 BORDERWAY

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8AX

GUIDE PRICE

£165,000



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

- KITCHEN
- LIVING ROOM
- TWO BEDROOMS
- BATHROOM
- ATTRACTIVE GARDENS
- GARAGE & DRIVEWAY PARKING

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

Tenbury Wells – 0.6 mile, Ludlow – 10 miles,
Leominster – 11.5 miles, Bromyard – 11.5 miles,
Kidderminster – 18 miles, Worcester – 23 miles,
Hereford – 23 miles, M5 Junction 6 – 24 miles,
Birmingham – 37 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 0.3 mile turn left onto Forresters Road and after 0.1 mile at the T junction turn right onto Borderway. 28 Borderway will be found on the left hand side immediately after the turning for Long Meadow 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.

28 Borderway is a semi-detached bungalow constructed in the mid 1980s of brick elevations under a tiled roof. The property is set back on a generous plot and benefits from UPVC double glazing, gas fired central heating with a modern Worcester boiler, a garage, parking and well stocked level gardens. The property is offered with no upward chain.

ACCOMMODATION

A partially glazed door opens into the entrance hall with store cupboard and airing cupboard with shelving. The kitchen has a range of light grey base and wall units incorporating a stainless steel sink/drain, with space for a cooker and fridge/freezer, plumbing for a washing machine, and housing the Worcester Greenstar Ri boiler. The living room has an electric coal effect fire on a marble effect hearth with a painted decorative wood surround and a bay

display window. There is a double bedroom and a single bedroom with a patio door leading out to the rear garden. The bathroom has a bath, pedestal basin and wc.

OUTSIDE

A tarmac driveway provides parking space for one car and leads to the detached garage with an up and over metal garage door. The front garden is open and laid to lawn with flower and shrub borders. The enclosed rear garden can be accessed via a gate adjacent to the parking area and has a patio, lawn, flower and shrub borders, and a timber garden shed.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band – B

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

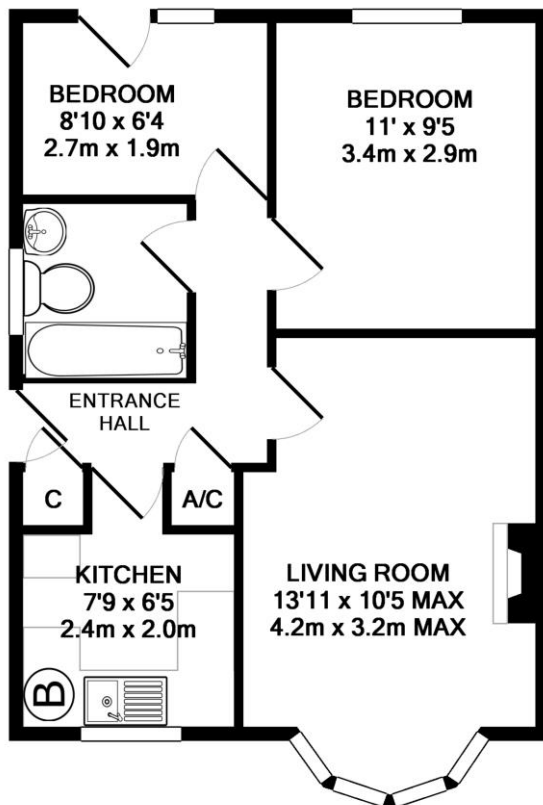
LONDON SHOWROOM

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

Photographs taken on 9th July 2019.
Particulars prepared July 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.