



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

34 GODSONS CLOSE

TENBURY WELLS, WORCESTERSHIRE, WR15 8HY

GUIDE PRICE

£139,995



**A MID-TERRACED HOUSE IN A POPULAR DEVELOPMENT
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/DINING ROOM
- TWO BEDROOMS
- ATTRACTIVE GARDEN
- SITTING ROOM
- BATHROOM
- DRIVEWAY PARKING SPACE

NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



34 GODSONS CLOSE, TENBURY WELLS, WORCESTERSHIRE, WR15 8HY

APPROXIMATE DISTANCES

Tenbury Wells – 0.2 mile, Ludlow – 10 miles,
Leominster – 11 miles, Bromyard – 11 miles,
Kidderminster – 18 miles, Worcester – 22 miles,
Hereford – 23 miles, M5 Junction 6 – 24 miles,
Birmingham – 38 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south and take the B4204 sign posted Clifton-upon-Teme. Take the second right hand turn into Godsons Close and then bear left and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a popular development within close walking distance of the town centre and the primary and secondary schools. The market town of Tenbury Wells 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.

34 Godsons Close is a mid-terraced estate house constructed circa 1990 of brick elevations under a tiled roof. The property benefits from mains gas fired central heating, driveway parking and a south facing garden. The kitchen has recently been upgraded. The property is offered with no upward chain and would be ideal for first time buyers, buy-to-let investors and those looking to be within walking distance of shops and services.

ACCOMMODATION

A canopy porch with a part glazed door leads into the sitting room with a laminate wood floor and wall mounted gas fire. The kitchen/diner has a range of cream base and wall units, incorporating a stainless steel sink/drain, an integral Lamona electric oven and Lamona electric hob, space for a fridge/freezer, plumbing for a washing machine, and a partially glazed door to outside.

Stairs from the sitting room rise up to the first floor landing with an airing cupboard housing the Glow worm 30 hxi

boiler and hot water cylinder. There are two bedrooms with laminate wood flooring and the bathroom has a bath with shower over, a pedestal basin and wc.

OUTSIDE

A tarmac driveway provides parking space for one car. The south facing rear garden has gravel paths between shrub and flower borders and a greenhouse.

SERVICES

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

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
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

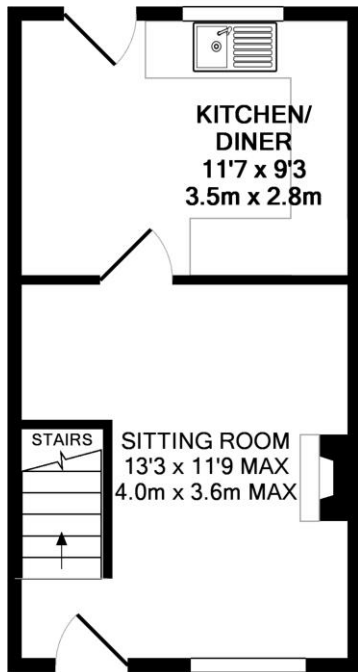
LONDON SHOWROOM

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

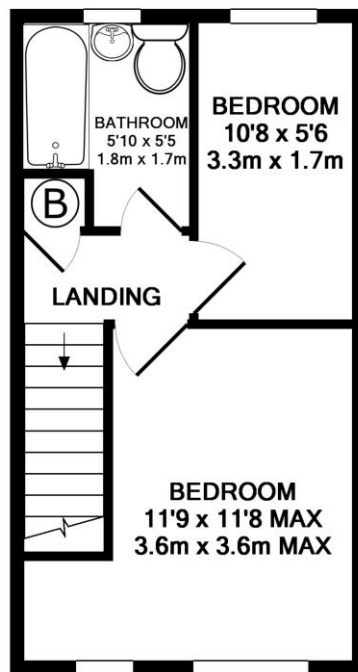
Photographs taken on 2nd September 2019.
Particulars prepared September 2019.







GROUND FLOOR



FIRST FLOOR



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
Made with Metropix ©2019

N218 Printed by Ravensworth 01670 713330

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.