



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

7 IVERLEY COURT

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8PE

GUIDE PRICE

£165,000



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

- KITCHEN
- LIVING ROOM
- CONSERVATORY

- MASTER BEDROOM
- SECOND DOUBLE BEDROOM
- SHOWER ROOM

- EASY CARE GARDEN
- TWO PARKING SPACES
- EPC RATING C

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.5 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 north over Teme Bridge and at the T junction turn right onto the A456 in the direction of Kidderminster. Proceed for 0.3 mile and on passing Tenbury Community Hospital take the second left hand turn into Iverley Court and the property will be found straight ahead and on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a popular cul-de-sac development within level walking distance of the town centre and the local primary school.

7 Iverley Court is a semi-detached house constructed circa 1997 of brick elevations under a tiled roof. The property benefits from UPVC framed double glazing, mains gas fired central heating, two driveway parking spaces and easy care gardens. The kitchen and shower rooms have been upgraded and the property benefits from the addition of a conservatory. The property would be ideal for first time buyers, buy-to-let investors and those looking to be within level walking distance of shops and services.

ACCOMMODATION

A canopy porch with a part glazed door opens into the entrance hall with understairs store cupboard. The kitchen has a range of light wood base and wall units incorporating a stainless steel sink/drain unit, with space for a fridge/freezer and cooker with an extractor hood over, plumbing for a washing machine and housing for the British Gas CL01 combi boiler. The living room has an electric wood burner style fire with a decorative painted wood surround and sliding patio doors leading out to the conservatory which in turn has French doors opening out into the rear garden.

Stairs rise up from the entrance hall to the first floor landing. The master bedroom overlooks the garden. The second double bedroom has a built-in cupboard with shelving and a built-in wardrobe. The shower room has a Mira 415 shower in an extra large cubicle, a pedestal basin and wc.

OUTSIDE

A brick block paved driveway to the side provides parking space for two cars. To the front of the property there is a gravel area for pots. A gated side access leads to the enclosed rear garden which incorporates paved seating areas, gravel areas for pots, shrub and flower 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 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

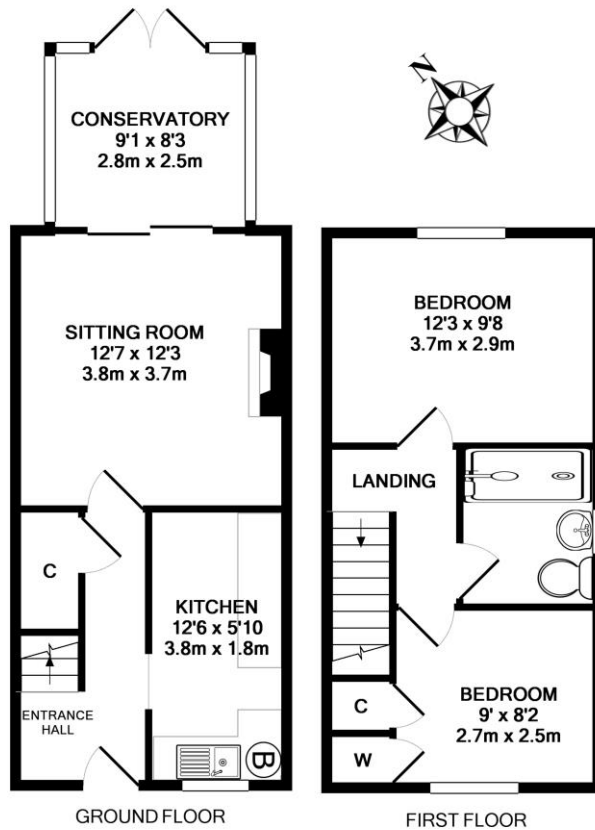
LONDON SHOWROOM

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

Photographs taken on 5th November 2019.
Particulars prepared November 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.