



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

24 OAK TREE CLOSE

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8NQ

GUIDE PRICE

£135,000



**A MID-TERRACED HOUSE FOR UPGRADING IN A POPULAR RESIDENTIAL AREA
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN
- LIVING ROOM
- TWO BEDROOMS
- BATHROOM
- GARDEN
- TWO PARKING SPACES

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 – 0.7 mile, Ludlow – 10 miles, Leominster – 10.5 miles, Bromyard – 11.5 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 signed Kidderminster. Proceed for 0.3 mile before turning left onto Forrester's Road and at the T junction turn left again onto Borderway and take the first left onto Oak Tree Close. 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 residential area within level walking distance of the town centre and the local primary school. The market town of Tenbury Wells offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

24 Oak Tree Close is a mid-terraced estate house constructed circa 1980 of brick elevations under a tiled roof. The property benefits from UPVC double glazed windows and doors, front and rear gardens and two parking spaces. The property is in need of some upgrading. 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 part glazed door leads into the entrance hall. The living room has a full height window, a Robinson Willey gas fire and an understairs store cupboard. The kitchen has a range of white base and wall units incorporating a sink/drain, with space for a cooker, washing machine and undercounter fridge, and a part glazed door opens into the attached lean-to greenhouse with power and light and a sliding door opens onto the rear garden.

Stairs from the entrance hall rise up to the first floor landing. The master bedroom has fitted wardrobes, and the second bedroom has an airing cupboard with shelving and housing the hot water cylinder. The bathroom has a bath with a Mira Sport electric shower over, a pedestal basin and wc.

OUTSIDE

The front garden is mostly laid to lawn with a mature lilac tree. The property has two parking spaces accessed via Spring Close with access via a path to the enclosed rear garden which is mostly laid to lawn with shrub borders, and a dilapidated timber garden shed.

SERVICES

Mains water, drainage, electricity and gas are connected. Gas fire in living room, part electric panel heating.

LOCAL AUTHORITY

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

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

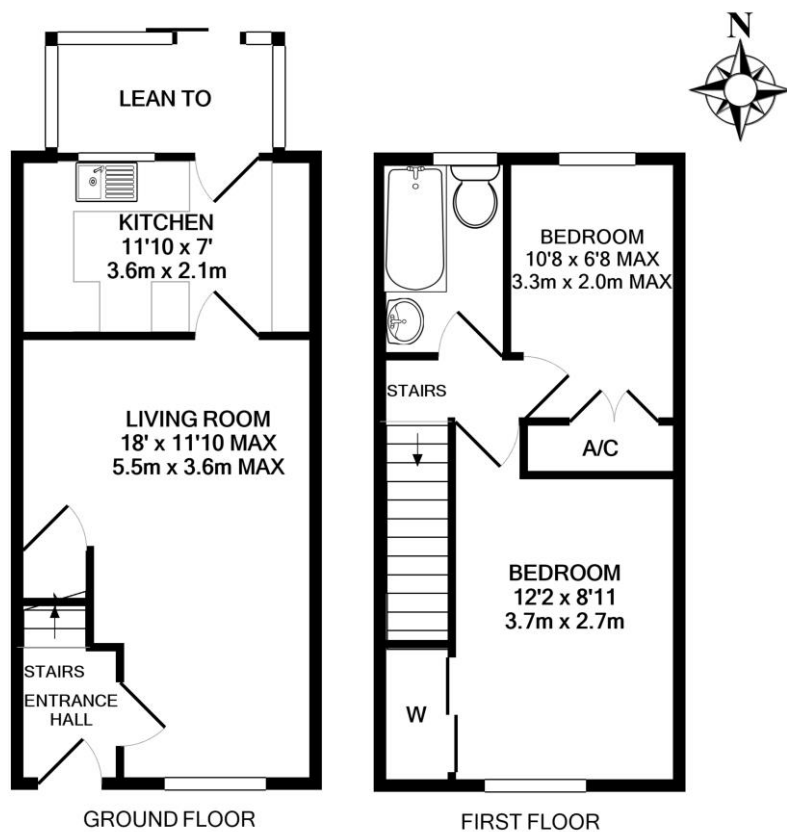
LONDON SHOWROOM

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

Photographs taken on 21st May 2020.
Particulars prepared May 2020.







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.