



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 14 LONG MEADOW

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8DT

GUIDE PRICE

**£140,000**



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

- KITCHEN
- LIVING ROOM
- TWO BEDROOMS
- BATHROOM
- GARDENS
- DRIVEWAY PARKING

### NICK CHAMPION LTD

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

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[www.nickchampion.co.uk](http://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 right onto Borderway and take the second left onto Long Meadow. 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 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.

14 Long Meadow is a semi-detached bungalow constructed in the mid 1980s of brick and part rendered elevations under a tiled roof. The property is set back on a generous end plot and benefits from UPVC framed double glazed windows, gas fired central heating, driveway parking and front and rear gardens. The property is in need of upgrading. The property is offered with no upward chain.

## ACCOMMODATION

Canopy porch with a partially glazed side entrance door opening into the hall with store cupboard and airing cupboard. The kitchen has a range of base and wall units incorporating a stainless steel sink/drain, with space for a cooker and fridge/freezer, plumbing for a washing machine, and houses the boiler. The living room has a gas fire and a bay display window. There is a double bedroom with fitted wardrobes and a single bedroom with French doors leading out to the rear garden. The bathroom has a bath with an electric shower over, a pedestal basin and wc.

## OUTSIDE

A tarmac driveway provides parking space for up to three cars. The front and side gardens are open and laid to lawn with flower and shrub borders and a timber garden shed. The enclosed rear garden can be accessed via a gate adjacent to the parking area and has a level area adjacent to the property, and steps up to a terraced lawn with shrub borders.

## 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](http://www.nickchampion.co.uk)

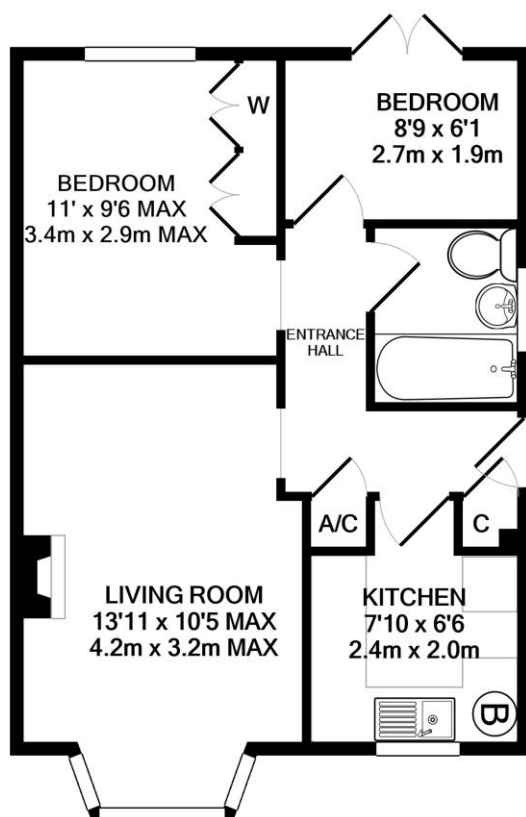
## LONDON SHOWROOM

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

Photographs taken on 19<sup>th</sup> June 2020.  
Particulars prepared June 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 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.