



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 65 TEME STREET

TENBURY WELLS,  
WORCESTERSHIRE, WR15 8AE

GUIDE PRICE

**£125,000**



### A MID-TERRACED CHARACTER COTTAGE WITH GARDEN IN THE TOWN CENTRE.

- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- CLOAKROOM
- LIVING ROOM
- SHOWER ROOM
- COTTAGE GARDEN

#### NICK CHAMPION LTD

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# 65 TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8AE

## APPROXIMATE DISTANCES

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 the Nick Champion Office at 16 Teme Street, Tenbury Wells head north on Teme Street and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

65 Teme Street is situated in the heart of the town centre and within the Tenbury Wells Conservation Area. 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.

65 Teme Street is a mid-terraced period cottage with a lean-to kitchen extension and other mid-20<sup>th</sup> Century alterations. The property has recently been upgraded with new kitchen and shower room installations, new UPVC double glazed windows and doors to the ground floor, and partial redecoration and flood wall fittings to the ground floor as a result of it having been affected by the flooding in February 2020. The property has an attractive west facing cottage garden to the rear. The property is offered with no upward chain.

## ACCOMMODATION

A partially glazed entrance door opens into the living room with a woodburning stove on a quarry tiled hearth with a brick surround and an understairs cupboard. A passageway connects the living room with the kitchen/breakfast room which has a range of modern white base and wall units with wood effect worktops incorporating a stainless steel sink/drain, with space for a cooker, an undercounter fridge and freezer, plumbing for a dishwasher, and with a partially glazed door opening onto the garden. The adjacent cloakroom has a hand basin, wc and plumbing for a washing machine.

Stairs from the living room rise up to the first floor landing with a feature timber framed wall. A double bedroom with exposed floorboards, a feature fireplace (not in use), fitted shelving and a sash window, and a shower room with a Mira Go shower, pedestal basin and wc are located on the first floor.

Narrow and steep stairs rise up from the first floor landing to the spacious double bedroom on the second floor.

## OUTSIDE

The property has a part walled cottage garden with a patio seating area adjacent to the property, a garden store and a timber log store, and a path leads through mature shrub and flower borders to a wicket gate opening onto a privately owned car park off Church Street. Please note 65 Teme Street is sold with no formal parking. The property benefits from a 'wheelbarrow' right of way through the adjacent property The Ship Inn into the rear garden.

## SERVICES

Mains water, drainage and electricity are connected.  
Electric night storage heating.

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band B

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating F – 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

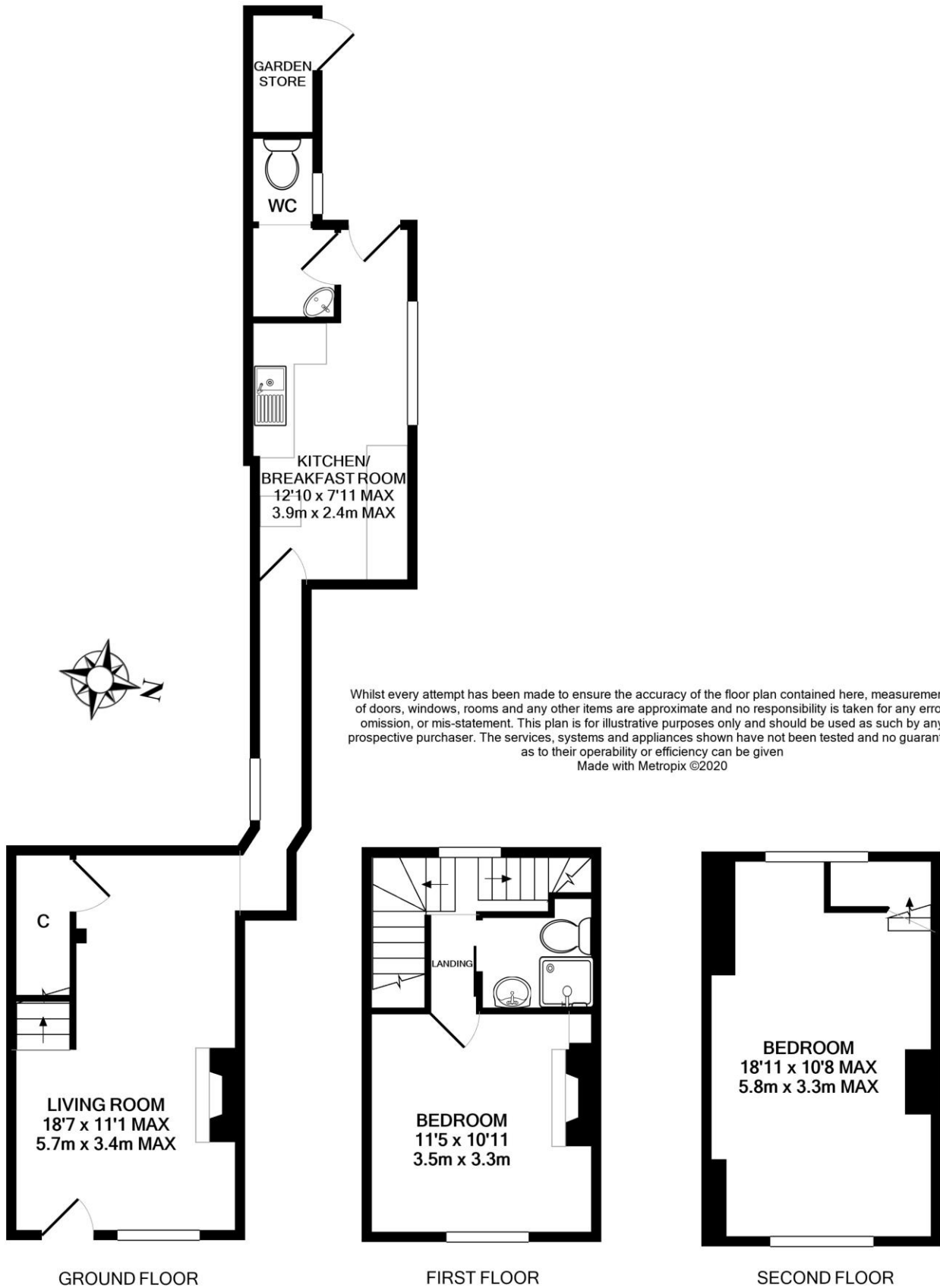
121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082

Photographs taken on 14<sup>th</sup> July 2020 and 24<sup>th</sup> July 2020.  
Particulars prepared July 2020.









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.