



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

18 CRALVES MEAD

TENBURY WELLS, WORCESTERSHIRE, WR15 8EX

GUIDE PRICE

£275,000



**A WELL-APPOINTED DETACHED BUNGALOW IN A DESIRABLE RESIDENTIAL AREA
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- UTILITY ROOM
- THREE BEDROOMS
- SHOWER ROOM
- CLOAKROOM
- ATTRACTIVE LEVEL GARDENS
- ATTACHED GARAGE
- 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



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APPROXIMATE DISTANCES

Tenbury Wells – 0.3 mile, Ludlow – 10 miles,
Leominster – 10 miles, Kidderminster – 18 miles,
Worcester – 22 miles, Hereford – 22 miles,
M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.2 mile turn right onto Berrington Road. Take the first turning on the right into St Mary's Close and at the next T-Junction turn left into Cralves Mead. Follow the road around to the right and 18 Cralves Mead will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a very popular residential development within level walking distance of the market town centre. 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.

18 Cralves Mead is a detached bungalow constructed circa 1980 of mellow brick elevations under a tiled roof with a later flat roof extension to the rear of the garage forming a utility room and cloakroom. The property would be enhanced by some updating and currently provides spacious accommodation with the benefit of UPVC double glazing, gas fired central heating, attractive level gardens, driveway parking and an attached garage.

ACCOMMODATION

The glazed porch opens into the entrance hall with cloaks cupboard and airing cupboard with shelving. The living room has sliding patio doors opening onto the front garden and a Gazco woodburner style gas fire inset into a brick chimney breast with a slate hearth. The kitchen/breakfast room has a range of cream fronted base and wall units incorporating a stainless steel sink/drain, with plumbing for a washing machine and dishwasher, space for a cooker, and a glazed door opens into the utility room which has a built-in store cupboard with shelving, space for a fridge/freezer and tumble drier, an adjacent cloakroom with a hand basin and wc, a door to the garage and two glazed doors opening onto the rear garden. The master bedroom has a glazed patio door opening onto the rear garden, there is a further double bedroom, a generous single bedroom and a shower room with a Mira Sport electric shower, pedestal basin and wc all of which are situated off the entrance hall.

OUTSIDE

The tarmac driveway provides parking space for one car and leads to the attached garage which has an up and over metal garage door, power and light.

The front garden is mostly laid to lawn with mature shrub and flower borders and a crab apple tree. A gated side access leads to the enclosed rear garden which has a patio interspersed with a range of established shrubs and flowers, and a timber garden shed.

SERVICES

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

LOCAL AUTHORITY

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

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

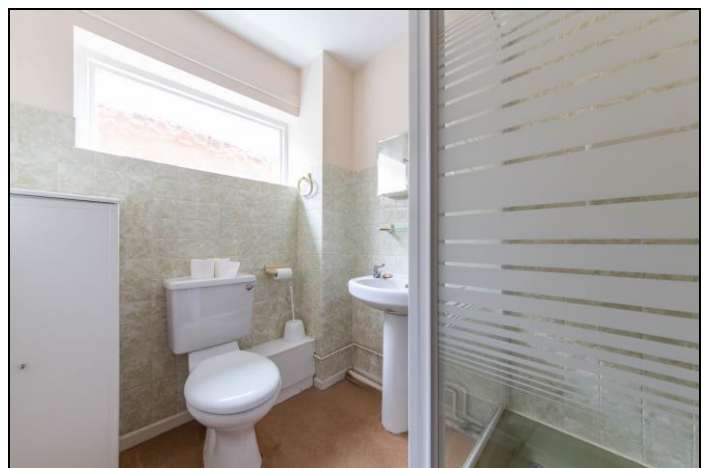
By prior appointment with the Agent: –
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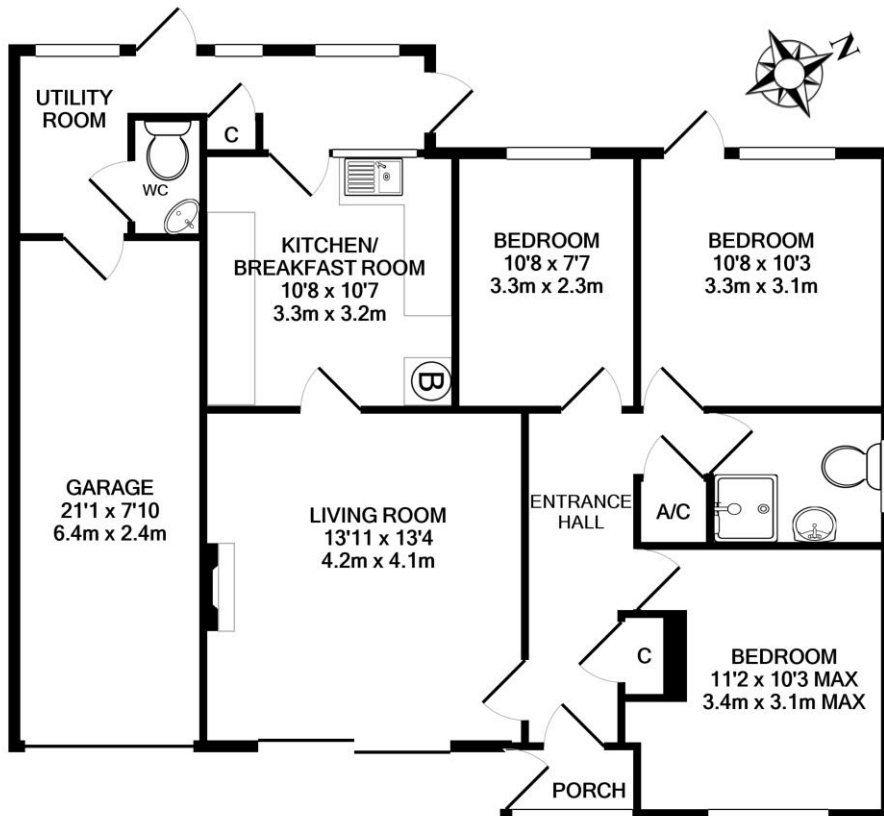
LONDON SHOWROOM

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

Photographs taken on 8th September 2020.
Particulars prepared September 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.