



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

8 COLLEGE GARDENS

TENBURY WELLS, WORCESTERSHIRE, WR15 8QZ

GUIDE PRICE

£145,000



**A SEMI-DETACHED BUNGALOW ON A POPULAR SMALL DEVELOPMENT
CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

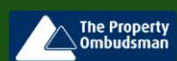
- KITCHEN
- TWO BEDROOMS
- COMMUNAL GARDENS & PARKING AREA
- LIVING ROOM
- WET ROOM
- EPC RATING C

NICK CHAMPION LTD

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

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www.nickchampion.co.uk



8 COLLEGE GARDENS, TENBURY WELLS, WORCESTERSHIRE, WR15 8QZ

APPROXIMATE DISTANCES

Tenbury Wells – 0.4 mile, Leominster – 10 miles, Bromyard – 10 miles, Ludlow – 10 miles, Kidderminster – 19 miles, Worcester – 22 miles, Hereford – 24 miles, M5 J6 – 24 miles.

DIRECTIONS

From Teme Street head south-west along the A4112 in the direction of Leominster. In Cross Street turn right onto Berrington Road and proceed past the Police Station, taking the second right hand turn into Orchard Court and then taking the first right into College Gardens and the property will be found on the left hand side.

SITUATION & DESCRIPTION

8 College Gardens is pleasantly situated in a small development of bungalows off the very popular Berrington Road. College Gardens is within level walking distance of the town centre which offers many facilities including a range of shops and services, a library, doctors' surgery, cottage hospital, swimming pool, cinema and a range of clubs and societies.

8 College Gardens is a semi-detached bungalow constructed circa 1996 of brick elevations under a tiled roof. The property offers comfortable and well-appointed accommodation and benefits from gas fired central heating with a Worcester combi boiler, UPVC double glazing, a wet room, parking for one car and maintained communal gardens. 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

An entrance porch with a sunny seating area opens into the entrance hall and on through to the spacious living room with adjacent cloaks/store cupboard. An opening leads through to the inner hall with an opening into the kitchen which has a range of cream fronted base and wall units, a stainless steel sink/drainage, an integral electric oven and hob, plumbing for a washing machine, space for a fridge/freezer, and houses the Worcester combi boiler. The double bedroom has a built in wardrobe with a hanging rail and an overhead storage shelf. The second bedroom could be utilised as a dining room, study or work room and has fitted shelving and French doors opening out onto the communal gardens. The wet room has a shower, vanity basin unit, wc and heated towel rail.

OUTSIDE

The property benefits from a right to park one car in the communal parking area and there are maintained communal gardens.

SERVICES

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

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C – Full details available on request or by following the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0773-2804-7031-2990-4975>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

SERVICE CHARGE

There is a service charge to cover maintenance of the communal areas – further details can be obtained from the Agent.

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

External photographs taken on 18th August 2020.

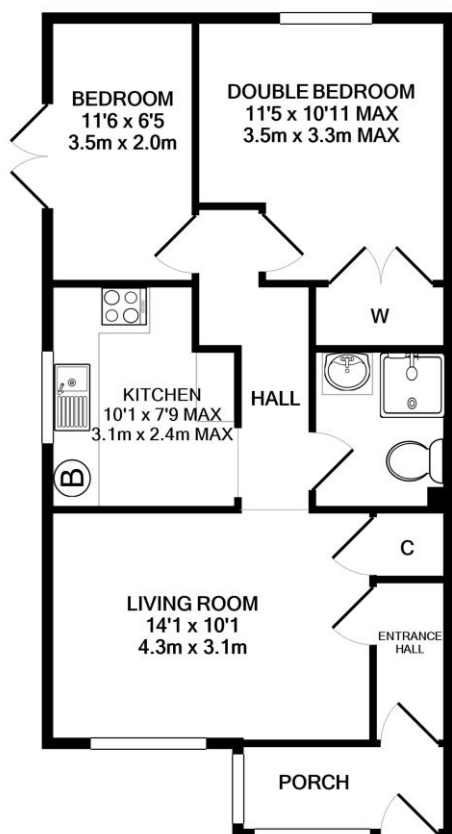
Internal photographs taken on 17th December 2020.

Particulars prepared: August 2020.

Particulars updated: January 2021 and April 2021.







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