



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 11 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE

**£149,750**



**A RETIREMENT BUNGALOW IN A PRIME POSITION ON A POPULAR DEVELOPMENT WHICH BENEFITS FROM A WARDEN SERVICE, RESIDENT FACILITIES AND AN ALARM SYSTEM CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE. EPC RATING C.**

- KITCHEN • SPACIOUS LIVING ROOM
- TWO BEDROOMS • SHOWER ROOM • EASY CARE GARDEN

**NICK CHAMPION LTD**

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



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## 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.

## SITUATION

11 Orchard Court is pleasantly situated on the north side of the development overlooking the communal gardens within this purpose built and highly popular retirement only development. Orchard Court 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.

## DESCRIPTION

11 Orchard Court is a mid-terraced bungalow constructed circa 1986 of brick elevations under a tiled roof and offers comfortable and secure accommodation with a combination alarm system connected to the site warden's office and a front entrance secure coded key holder. 11 Orchard Court has been upgraded and benefits from replacement kitchen and shower room suites, mains gas fired central heating with a modern Worcester combi boiler and UPVC double glazing.

Orchard Court also provides a warden service, large communal gardens, a residents' laundry room and a popular residents' meeting lounge where a variety of regular functions are held. Orchard Court also offers visitor facilities including a guest bedroom and bathroom, and visitor parking.

## ACCOMMODATION

A glazed door from the entrance porch leads into a spacious living room with a gas coal effect fire on a quarry tiled hearth. The kitchen is located off the living room and has a range of cream base and wall units with wood effect worktops incorporating a sink and drainer, with space for a cooker with a Neff extractor hood over, space for a fridge/freezer, plumbing for a washing machine, and housing for the Worcester combi boiler, together with an adjacent larder cupboard with shelving. The inner hall has an airing cupboard with a heated towel rail and shelving, and leads to the shower room which has a shower in a corner cubicle, pedestal basin, wc and heated towel rail, a spacious double bedroom with fitted wardrobes and overhead storage, and to a single bedroom/study/dining room with French door opening onto the rear garden.

## OUTSIDE

To the front there are flower and shrub borders, space for pots and a concealed bin store. To the rear of the property there is an easy care garden with a patio area, space for pots, a timber garden shed and a maintained lawn.

## TENURE

Leasehold – 60 years.  
Minimum Age – 60 years.

## 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

## SERVICE CHARGE

There is a service charge to cover warden service, residents' facilities, the alarm system, maintenance of the communal areas, lighting, painting exteriors, window cleaning and insurance – further details can be obtained from the Agents.

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

## 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/9330-4321-2000-0541-0226>

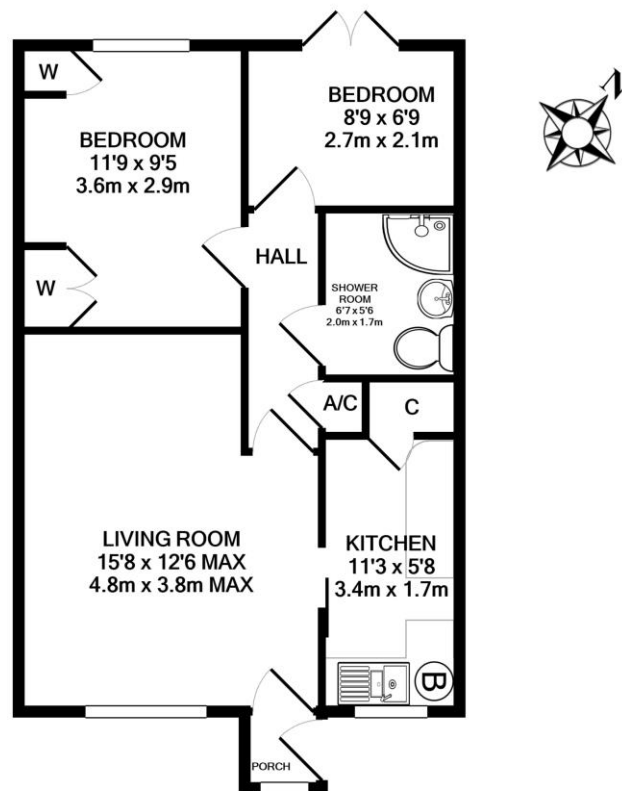
## VIEWING

By prior appointment with the Agent: -  
Nick Champion – Tel: 01584 810555

View all of our properties at:

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

Photographs taken on 25<sup>th</sup> September 2020  
Particulars prepared October 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.