



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 1 PEMBROKE COURT TENBURY WELLS, WORCESTERSHIRE, WR15 8PF

GUIDE PRICE  
**£350,000**



**A SPACIOUS DETACHED BUNGALOW IN AN EXCLUSIVE DEVELOPMENT  
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- BATHROOM
- ATTRACTIVE GARDENS
- DOUBLE GARAGE
- DRIVEWAY PARKING

**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, 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 0.3 mile turn right onto Pembroke Avenue and take the first left hand turn into Pembroke Court and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The property is situated in an exclusive development of just four bungalows in one of the best locations and is within level walking distance of the market town centre.

1 Pembroke Court is a well-appointed detached bungalow constructed circa 1998 of mellow brick elevations under a tiled roof and occupies a generous corner plot with attractive level gardens, a detached double garage and ample driveway parking space. The property benefits from mains gas fired central heating with a modern Worcester combi boiler and double glazing. The property is offered for sale with no upward chain.

## ACCOMMODATION

A covered porch with hardwood entrance door opens into the entrance hall with an airing/store cupboard housing the Worcester combi boiler. The kitchen/breakfast room has a range of wooden base and wall units incorporating a sink/drainage and with integral appliances including a Lamona freezer, Hoover fridge, a Creda electric oven, Lamona gas hob with extractor hood over, plumbing for a dishwasher and washing machine, a stable door to the garden and opens through to the dining room which has sliding patio doors opening onto a patio with an electric sun awning. The sitting room has a Flavel gas fire on a marble hearth with a decorative painted wood surround. The master bedroom has a pair of fitted wardrobes, sliding patio doors to the garden, and an ensuite with a Topaz T80i electric shower, pedestal basin and wc. There are two further bedrooms and a bathroom with a bath with Topaz T80i electric shower over, pedestal basin, wc and heated towel rail.

## OUTSIDE

A gravel driveway with parking for three/four cars and adjacent gravel area for pots interspersed with shrubs leads to the detached double garage (17'1" x 17') which has an electric garage door and a pedestrian side access to the garden. A path from the parking area leads past a lawn with shrub and flower borders to the entrance to the bungalow and around to one of the two gated side accesses to the enclosed rear garden.

The partially walled rear garden has a sunny south-west facing lawn with attractive shrub and flower borders and a patio entertaining area adjacent to the bungalow and a further gravel seating area has a path with shrub and flower borders leading to a south facing peaceful seating area sheltered by a high brick wall and the garage with a raised vegetable plot, shrub and flower borders, and space for pots.

## TENURE

Freehold

## SERVICES

Mains water, drainage, electricity and gas are connected.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8803-7979-5629-0806-8423>

## FIXTURES & FITTINGS

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

## 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

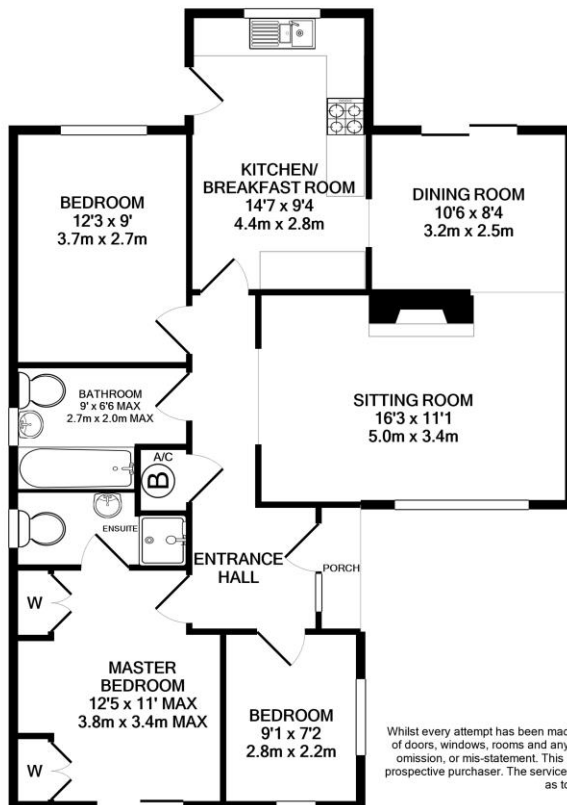
121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082

Photographs taken on 28<sup>th</sup> October 2020

Particulars prepared November 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.