



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 35 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE

**£155,000**



**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 D.**

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

**NICK CHAMPION LTD**

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



# 35 ORCHARD COURT, TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

## 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

35 Orchard Court is pleasantly situated on the west side of the 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

35 Orchard Court is an end-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. 35 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. 35 Orchard Court is one of only two properties on the site that have an attached garage.

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 sliding patio door opens into the porch with a door through to the entrance hall with store cupboard and airing cupboard with shelving. The kitchen has a ceramic tiled floor, light wood base and wall units incorporating a stainless steel sink/drainage, space for a cooker with a Belling extractor hood over, space for a fridge, plumbing for a washing machine, and houses the Worcester combi boiler. The spacious living room has a Karndean wood effect floor, a bay window and a contemporary electric fire on a granite hearth. The double bedroom has fitted wardrobes and overhead storage. The single bedroom/study/dining room has a Karndean wood effect floor and French doors opening onto the garden. The shower room has a non-slip tiled floor, Triton T80xr shower in a large corner cubicle and a vanity unit with cupboards incorporating a hand basin and wc.

## OUTSIDE

The attached single garage has an up and over metal garage door, overhead storage, power and light, and a door to the rear garden. The front garden has a maintained lawn, flower beds and a box hedge border. The rear garden has a patio with flower borders overlooking 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 D – Full details available on request or by following the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9310-2404-8090-2720-4111>

## VIEWING

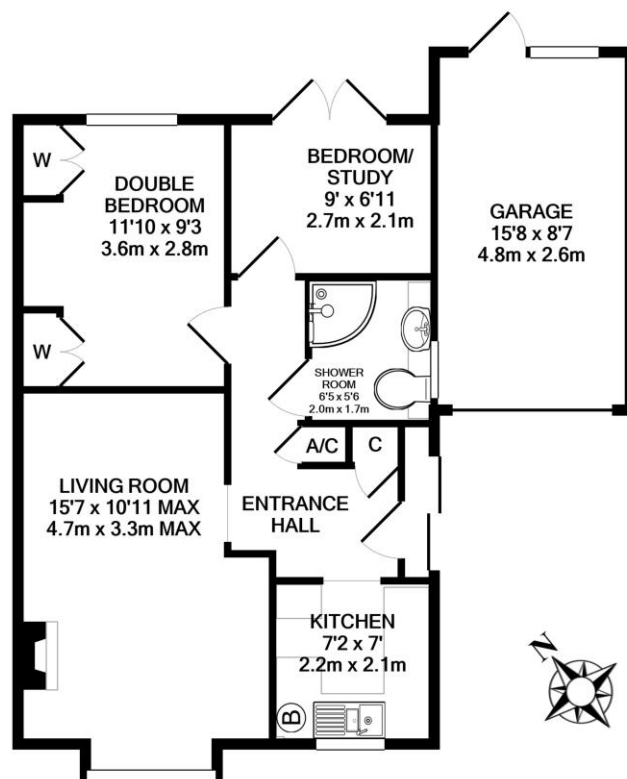
By prior appointment with the Agent: -  
Nick Champion – Tel: 01584 810555

View all of our properties at:

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

Photographs taken on 19<sup>th</sup> November 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 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.