



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

6 THE MEWS, RIVERSIDE

TENBURY WELLS, WORCESTERSHIRE, WR15 8DX

OFFERS IN THE REGION OF

£165,000



**A MID-TERRACED HOUSE WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE
AND WITH VIEWS ACROSS THE RIVER TEME MEADOWS.**

- KITCHEN
- LIVING ROOM
- THREE BEDROOMS
- BATHROOM & CLOAKROOM
- GARDENS
- INTEGRAL GARAGE & PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 0.2 mile, Leominster – 10 miles, Ludlow – 10.5 miles, Bromyard – 11 miles, Kidderminster – 18.5 miles, Worcester – 22 miles, Hereford – 22 miles, M5 Junction 6 – 24 miles, Birmingham – 37 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 onto Market Street before turning right onto Market Square immediately before The Market Tavern. Continue onto Church Street and keeping the Church on your left hand side proceed along Church Street and onto Riverside and 6 The Mews will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

6 The Mews, Riverside is pleasantly situated overlooking the River Teme within the Tenbury Wells Conservation Area and just off the town centre. The market town of 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.

6 The Mews, Riverside is a mid-terraced house constructed of brick elevations under a tiled roof. The property would benefit from some upgrading. The property has front and rear gardens, an integral garage and two allocated parking spaces. Please note the gardens and garage at 6 The Mews have flooded in the past but the house itself has not flooded since the Vendor purchased the property in 2009.

ACCOMMODATION

A canopy porch opens into the entrance hall with adjacent cloakroom with hand basin and wc. The kitchen has a store cupboard, a range of white base and wall units incorporating a stainless steel sink/drain, space for a cooker with an extractor hood over, space for an undercounter fridge, plumbing for a washing machine, and a part glazed door to outside. The spacious living room has a laminate wood floor, a bay display window and a decorative fireplace (existing gas fire disconnected and requires replacement).

Stairs from the entrance hall rise up to the first floor landing with airing cupboard. There are two double bedrooms with built in wardrobes, a generous single bedroom and a family bathroom with a bath with Bristan Cheer electric shower over, a pedestal basin and wc.

OUTSIDE

The low maintenance enclosed front garden has a paved patio entertaining area with flower borders and a wicket gate opens onto a path and to a grassy area on the riverbank. The property has two allocated parking spaces and an integral garage with a metal up and over garage door, power and light, and housing the Worcester combi boiler. The adjacent garden has a lawn with flower borders and a paved path leading from the garage to the property.

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 C

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/8139-9029-0000-0419-3296>

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: –
Nick Champion - Tel: 01584 810555

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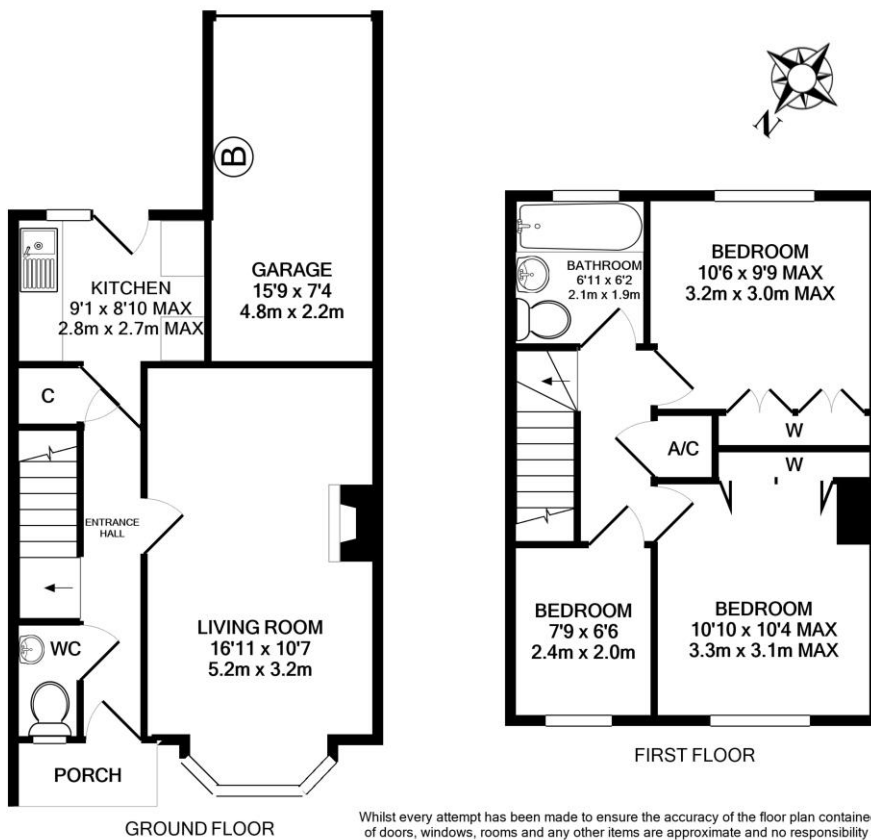
LONDON SHOWROOM

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

Photographs taken on 12th January 2021.
Particulars prepared January 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 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.