



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 1 OLD BOWLING GREEN CLOSE

BURFORD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8RD

GUIDE PRICE

**£275,000**



### A SPACIOUS SEMI-DETACHED BUNGALOW ON A GENEROUS CORNER PLOT.

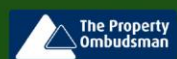
- KITCHEN/DINER
- SITTING ROOM
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS & BATHROOM
- LEVEL GARDENS
- CARPORT & DRIVEWAY PARKING

#### NICK CHAMPION LTD

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

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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 – 8 miles, Leominster – 10 miles, Kidderminster – 18 miles, Worcester – 22 miles, M5 Junction 6 – 24 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. After 0.2 mile turn right onto Boraston Lane and then take the first right into Old Bowling Green Close 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 a popular residential development and is within level walking distance of the town centre. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, primary and secondary schools, a cinema, and a range of clubs and societies.

1 Old Bowling Green Close is a semi-detached bungalow constructed circa 2001 of brick elevations under a tiled roof. The property is set on a generous corner plot and benefits from UPVC double glazing, gas fired central heating, a carport and level gardens. The property is offered with no upward chain.

## ACCOMMODATION

A canopy porch with part glazed entrance door opens into the entrance hall. The kitchen/diner has a laminate wood floor, a range of cream base and wall units incorporating a stainless steel sink/drainage, an integral Beko electric oven and Prima gas hob with extractor hood over, plumbing for a washing machine, space for a fridge/freezer, a part glazed door to the carport and houses the Ferroli gas fired central heating boiler. The sitting room has a gas coal effect fire on a marble effect hearth with a wooden surround and sliding patio doors to outside. The master bedroom has an ensuite with shower, vanity basin unit and wc. There are two further bedrooms with fitted wardrobes and a family bathroom with a bath, pedestal basin and wc.

## OUTSIDE

A block paved driveway leading to the carport provides parking space for two cars. The front garden is mostly laid to lawn with flower borders and a paved path leads to the entrance door. The rear garden has a lawn, patio entertaining area, shrub and flower borders, two timber garden sheds and a greenhouse.

## SERVICES

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

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band B

## TENURE

Freehold

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C - Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0578-3958-6262-5748-0940>

## 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

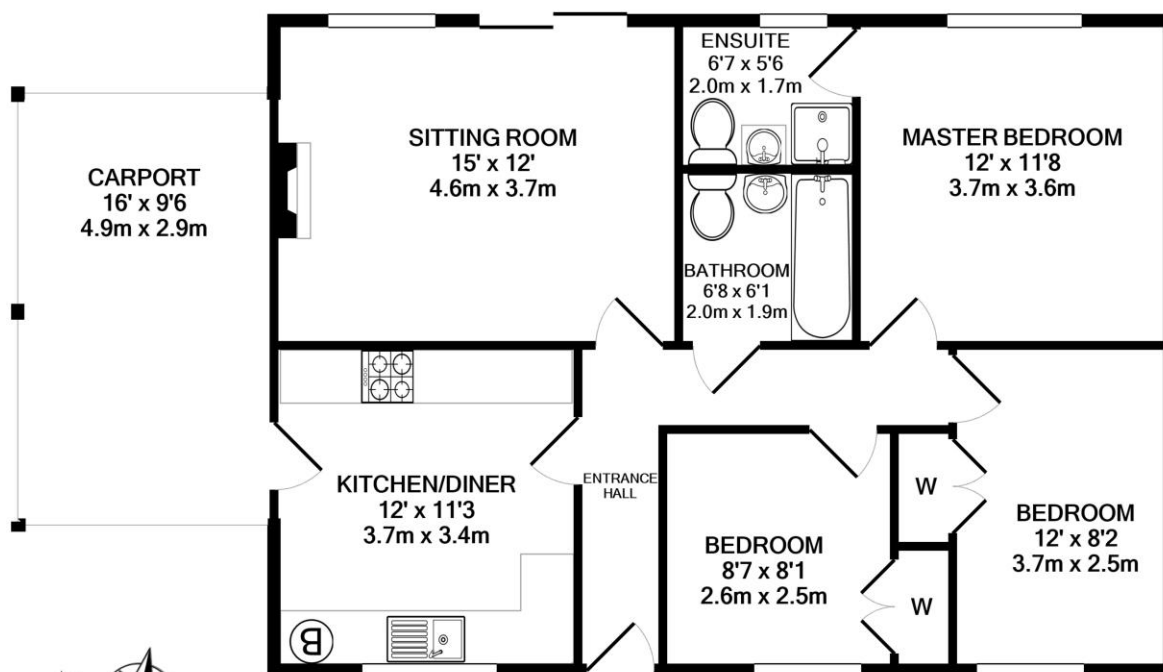
Photographs taken on 21<sup>st</sup> April 2021.  
Particulars prepared April 2021.











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 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.