



NICK
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

4 BERRINGTON MEWS

TENBURY WELLS,
WORCESTERSHIRE, WR15 8EY

GUIDE PRICE
£285,000



**A SPACIOUS MEWS STYLE HOUSE IN A VERY POPULAR RESIDENTIAL AREA
WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- BATHROOM & SHOWER ROOM
- MATURE GARDENS
- GARAGE & DRIVEWAY PARKING

NICK CHAMPION LTD

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

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www.nickchampion.co.uk



4 BERRINGTON MEWS, TENBURY WELLS, WORCESTERSHIRE, WR15 8EY

APPROXIMATE DISTANCES

Tenbury Wells – 0.5 mile, Leominster – 9.5 miles, Ludlow – 10.5 miles, Bromyard – 10.5 miles, Kidderminster – 18.5 miles, Worcester - 22 miles, Hereford – 22.5 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 0.4 mile turn right onto Morningside and take the first right onto Bog Lane and take the first right onto Berrington Gardens and the access to Berrington Mews will be found at the top of the road on the left hand side and 4 Berrington Mews will be indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in an elevated setting in a very popular residential area and is within 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.

4 Berrington Mews is an attractive mid-terraced mews style property constructed circa 1984 of brick elevations under a tiled roof. The property has well-appointed and versatile accommodation which will be enhanced by some upgrading. The property benefits from partial UPVC framed double glazing, gas fired central heating, established gardens, an integral garage offering scope for conversion subject to planning and ample driveway parking space. The property is offered with no upward chain.

ACCOMMODATION

A solid door opens into the entrance hall with a part glazed door to the rear garden, and an understairs cupboard with plumbing for a washing machine. There are three double bedrooms, one with a built in wardrobe with a hanging rail and shelving. The bathroom has a bath, pedestal basin and wc.

Stairs rise up from the entrance hall to the first floor landing with cupboard with shelving. The kitchen/breakfast room has a range of wood base and wall units incorporating a stainless steel sink/drain, with plumbing for a dishwasher, space for a cooker with an extractor hood over, and space for a fridge/freezer. The spacious sitting room has a gas fire on a tiled hearth with a decorative wood surround. The dining room has an airing cupboard with tank and shelving, and could be utilised as a fourth bedroom. The shower room has a Triton T80 shower in a corner cubicle, a pedestal basin and wc.

OUTSIDE

The gravel driveway with adjacent lawns with shrub and flower borders and patio seating areas provides parking for two/three cars leading to the integral garage with wooden double doors and housing the Concord WCF gas fired central heating boiler. The landscaped rear garden has a patio seating area with shallow steps leading down past a sloping lawn and shrub and flower borders to a patio entertaining area.

SERVICES

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

LOCAL AUTHORITY

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

TENURE

Freehold

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/0193-2850-6894-9172-4341>

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

LONDON SHOWROOM

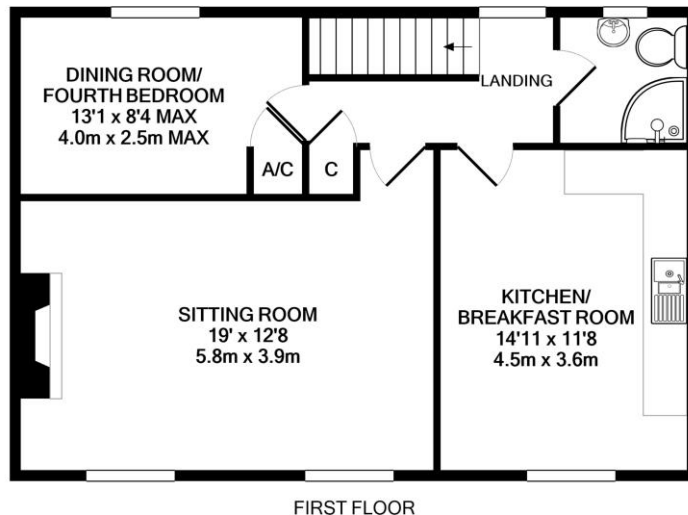
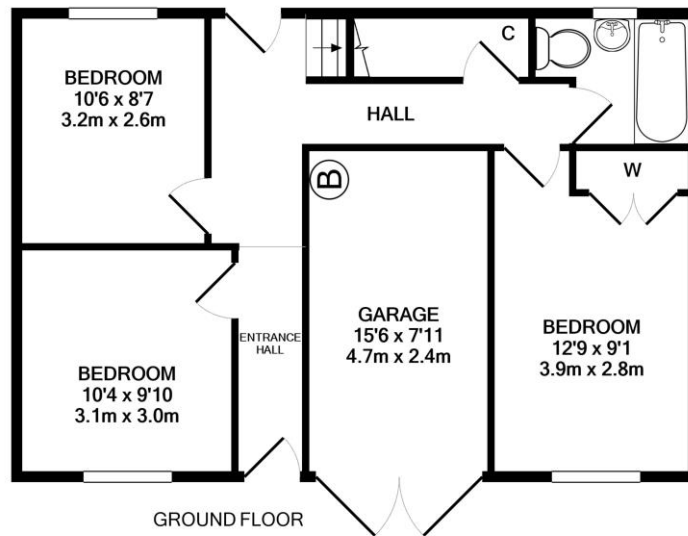
121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

Photographs taken on 21st 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 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.