



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 26 BORDERWAY

BURFORD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8AX

GUIDE PRICE

**£230,000**



### AN APPEALING SEMI-DETACHED HOUSE ON A GENEROUS CORNER PLOT.

- KITCHEN/DINER
- SITTING ROOM

- THREE BEDROOMS
- SHOWER ROOM

- LEVEL GARDENS
- AMPLE DRIVEWAY PARKING

#### NICK CHAMPION LTD

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



### **APPROXIMATE DISTANCES**

Tenbury Wells – 0.7 mile, Ludlow – 10 miles, Leominster – 10.5 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 right onto the A456 in the direction of Kidderminster. After 0.3 mile turn left onto Forrester's Road and after 0.1 mile at the T junction turn right onto Borderway 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 area 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.

26 Borderway is a semi-detached house constructed circa 1987 of brick elevations under a tiled roof. The property is set on a generous corner plot and benefits from recently installed UPVC double glazing and a modern shower room suite, gas fired central heating, ample parking space and level gardens.

### **ACCOMMODATION**

A canopy porch with part glazed entrance door opens into the entrance hall. The sitting room has an oak floor and an electric fire with a modern cream surround. The kitchen/diner has French doors opening onto the rear garden, an understairs store cupboard, a range of white base and wall units incorporating a stainless steel sink/drainage, space for a cooker and fridge/freezer, plumbing for a washing machine and slimline dishwasher, and houses the Glowworm boiler. The adjacent conservatory has white base units and part glazed doors opening onto the parking area and the rear garden.

Stairs from the entrance hall rise up to the first floor landing with airing cupboard with tank and shelving. There are two double bedrooms, a single bedroom and a shower room with a twin head thermostatic shower in a large cubicle, a pedestal basin and wc.

### **OUTSIDE**

The gated tarmac parking area provides parking for up to five cars with an adjacent lawn and rockery area for pots. The enclosed rear garden has a decked entertaining area, a patio seating area, a lawn, shrub and flower borders, a vegetable plot 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 D - Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0390-2363-6050-2199-0215>

### **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

E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

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### **LONDON SHOWROOM**

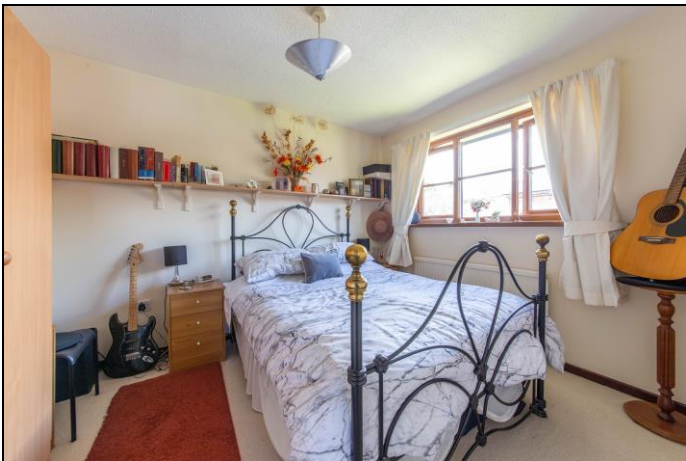
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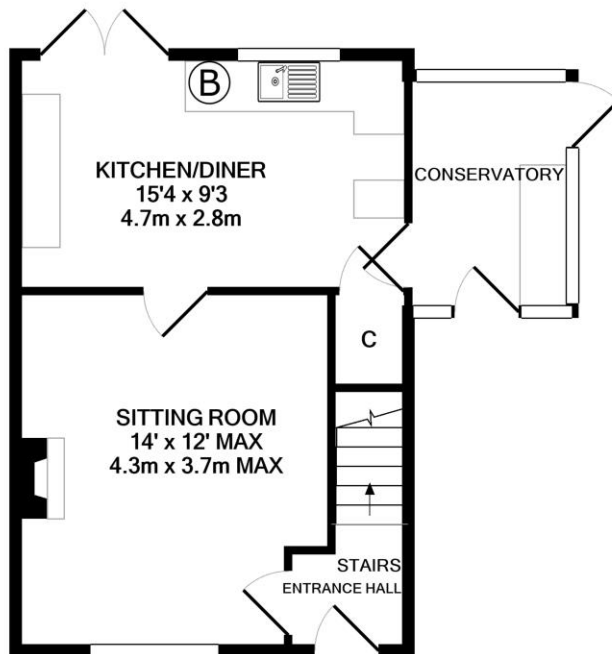
Tel: 020 7318 7082

Photographs taken on 18<sup>th</sup> May 2021.

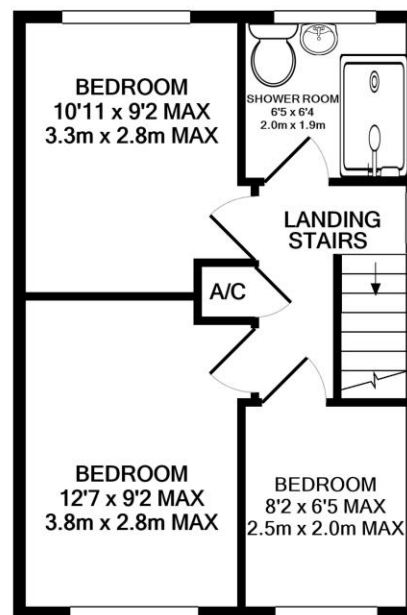
Particulars prepared May 2021.







GROUND FLOOR



FIRST FLOOR

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.