



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

36 ORCHARD COURT

TENBURY WELLS,
WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE

£185,000



**AN ATTRACTIVE MODERN DETACHED BUNGALOW
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN
- SPACIOUS LIVING ROOM

- TWO BEDROOMS
- SHOWER ROOM

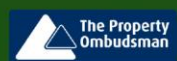
- EASY CARE GARDENS
- RIGHT TO PARK ONE CAR

NICK CHAMPION LTD

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www.nickchampion.co.uk



36 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 and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

36 Orchard Court is pleasantly situated in a small development of bungalows off the very popular Berrington Road. The property 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.

36 Orchard Court is a detached bungalow constructed circa 1993 of brick elevations under a tiled roof. The property offers comfortable and well-appointed accommodation and benefits from gas fired central heating with a Worcester combi boiler, UPVC framed double glazing, contemporary kitchen and shower room suites, the right to park one car and easy care gardens. Unlike most properties in Orchard Court the bungalow is freehold and there are no minimum age or letting restrictions.

ACCOMMODATION

A part glazed entrance door opens into the entrance hall with store cupboard. The kitchen has a range of cream base and wall units with wood effect worktops incorporating a sink/drain, an integral Zanussi electric oven, a gas hob and extractor hood over, space for a fridge/freezer, plumbing for a slimline dishwasher and washing machine, and housing the Worcester Greenstar Ri boiler. The spacious living room has a feature bay window. The inner hall has a cloaks cupboard and airing cupboard with tank and shelving. There is a dual aspect double bedroom and a single bedroom with a part glazed door opening onto the rear garden which could also be utilised as a dining room/study. The shower room has a Bristan shower in a corner cubicle, a wall mounted vanity basin unit, wc and heated towel rail.

OUTSIDE

The front garden is gravelled and interspersed with shrubs with a paved path to the entrance flanked by lavender. The enclosed rear garden is gravelled with flower and shrub borders, a patio seating area, a raised vegetable plot, an outside tap, a timber garden shed (8' x 8') and a gate opening onto the College House communal parking area where the property benefits from a right to park one car.

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 C

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/8032-7329-0009-9349-4926>

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

View all of our properties for sale and to let at:

www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

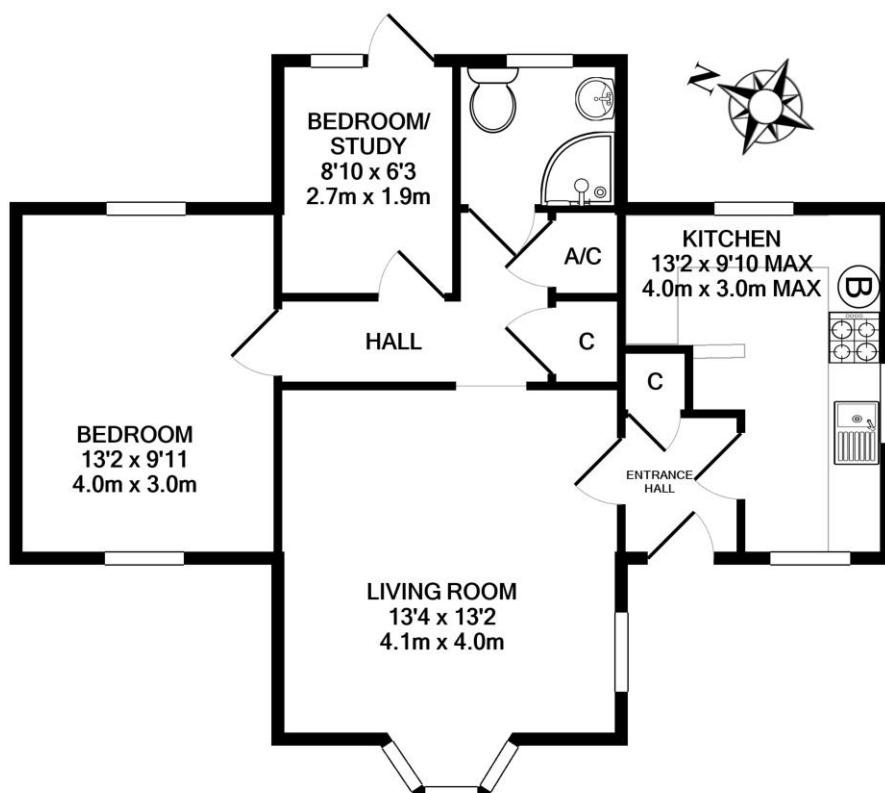
Tel: 020 7318 7082

Photographs taken on 12th June 2021.

Particulars prepared June 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.