



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 57 CROSS STREET

TENBURY WELLS,  
WORCESTERSHIRE, WR15 8EF

GUIDE PRICE

**£182,500**



### AN UPDATED VICTORIAN TERRACED COTTAGE WITH AMPLE PARKING AND WITH PLANNING PERMISSION FOR AN EXTENSION.

- KITCHEN/DINER
- SITTING ROOM
- TWO BEDROOMS
- BATHROOM
- GARDEN & PARKING
- PLANNING PERMISSION FOR EXTENSION

#### NICK CHAMPION LTD

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

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



# 57 CROSS STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8EF

## APPROXIMATE DISTANCES

Tenbury Wells – 0.3 mile, Leominster – 9.5 miles, Bromyard – 10.5 miles, Ludlow – 10.5 miles, Kidderminster – 18.5 miles, Worcester – 21.5 miles, Hereford – 22.5 miles, M5 J6 – 24 miles.

## DIRECTIONS

From Teme Street head south-west along the A4112 in the direction of Leominster. In Cross Street turn left onto Pembroke Avenue and the parking area will be found on the left hand side as indicated by a Nick Champion arrow.

## SITUATION & DESCRIPTION

57 Cross Street is conveniently situated within level walking distance of the town centre which offers many facilities including a range of shops and services, primary and secondary schools, a library, doctors' surgery, cottage hospital, swimming pool, cinema and a range of clubs and societies.

57 Cross Street is a Victorian terraced cottage constructed circa 1890 of mellow brick elevations under a slate tiled roof. The property has been much improved by the present owner and offers comfortable accommodation and benefits from gas fired central heating with a Worcester combi boiler, a contemporary kitchen, driveway parking and a generous rear garden. The property retains many character features including polished exposed floorboards, refurbished sash and casement windows, some original doors and a feature marble fireplace.

## ACCOMMODATION

The entrance door opens into the sitting room with exposed floorboards, a gas fireplace with an attractive grey marble surround and a fitted cupboard and shelving. The kitchen/diner has a slate tiled floor, a range of ivory base and wall units with solid wood worktops incorporating a ceramic sink, an integral slimline dishwasher, a Belling multi fuel range cooker with an extractor hood over, space for a fridge/freezer, and housing for the Worcester combi boiler, with a part glazed door with a canopy porch opening onto the garden.

Stairs rise up from the kitchen/diner to the first floor landing which has exposed floorboards as does the double bedroom and the second bedroom which also has a feature cast iron fireplace (not in use). The bathroom has a tiled floor, a corner bath, shower in separate cubicle, vanity basin unit, wc, heated towel rail and fitted cupboards.

## OUTSIDE

A gravel driveway with parking space for up to three cars is accessed off Pembroke Avenue. A gravel path flanked by a lawn leads past an insulated timber garden room/home office/music room (11'6" x 7'7") to a gravel seating area which has space for pots, and a shrub and flower border with an adjacent traditional brick and clay tiled garden store (10'1" x 8'1") and laundry. The garden can also be accessed via a gated alleyway off Cross Street.

N.B. 55 Cross Street benefits from a pedestrian right of way through the alleyway and across the gravel garden

to their property. All prospective purchasers are advised to clarify matters relating to easements, wayleaves, rights of way etc. with their Solicitor and/or Surveyor.

## 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 B

## PLANNING

57 Cross Street is sold with the benefit of planning approval for the erection of a single storey rear extension (Application Number: 19/01875/HP) – for further information please contact the Agents.

## TENURE

Freehold

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0350-2407-5080-2609-4811>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## VIEWING

By prior appointment with the Agents: –  
Nick Champion - Tel: 01584 810555

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

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

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

Joint Sole Agents

Franklin Gallimore – Tel: 01584 810436

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

## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

Tel: 020 7318 7082

Photographs taken on 03.08.21 and 06.08.21.

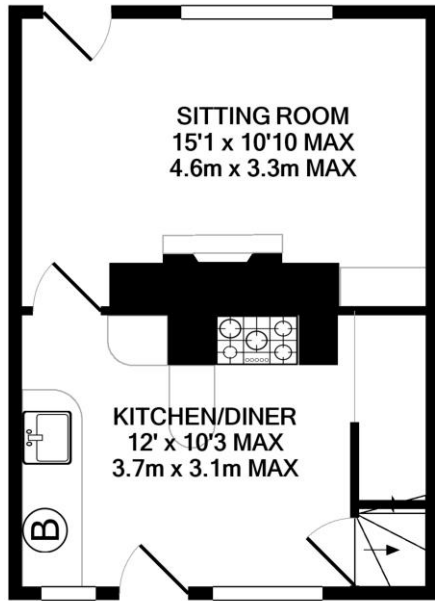
Particulars prepared August 2021.



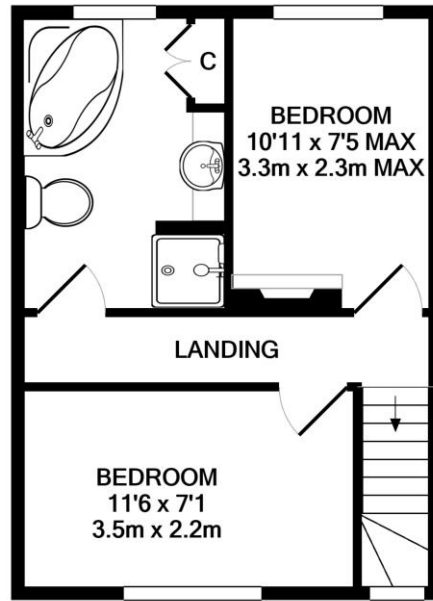








GROUND FLOOR



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 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.