



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

14 BORASTON DRIVE

BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8AG

GUIDE PRICE

£325,000



A WELL-APPOINTED DETACHED HOUSE IN A DESIRABLE EDGE OF TOWN RESIDENTIAL DEVELOPMENT.

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- BATHROOM
- ATTRACTIVE GARDENS
- GARAGE
- DRIVEWAY PARKING

NICK CHAMPION LTD

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APPROXIMATE DISTANCES

Tenbury Wells – 0.5 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 signed Kidderminster and proceed for 0.4 mile before turning left into Boraston Drive and then take the first left hand turn and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated on a popular edge of town 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.

14 Boraston Drive is a well-appointed detached house constructed circa 2001 by Henry Boot Homes of mellow brick elevations under a clay tiled roof. The property is set back on a generous plot with attractive and established front and rear gardens. The property has UPVC double glazing, gas fired central heating, an integral garage, ample parking space and level gardens. The property would benefit from a little upgrading, and is offered with no upward chain.

ACCOMMODATION

A covered porch with part glazed door opens into the entrance hall with understairs cupboard. The sitting room has a gas fire on a marble effect hearth with a white painted surround, and French doors lead through to the dining room which in turn has sliding patio doors opening onto the rear garden. The kitchen/breakfast room has a range of light wood base and wall units incorporating a stainless steel sink/drainer, an integral Europa Solarplus electric double oven and Creda gas hob with a Bosch extractor hood over, and space for a fridge/freezer. The utility room has a stainless steel sink/drainer, plumbing for a washing machine, space for a tumble drier, an Ideal Classic boiler, a part glazed door to the rear garden and an adjacent cloakroom with wc and corner hand basin.

Stairs from the entrance hall rise up to the first floor landing with airing cupboard with shelving. The master bedroom has a pair of built in wardrobes and an ensuite with a Mira Sport electric shower, pedestal basin and wc. There are two further double bedrooms, each with built in wardrobes and the larger also having an overstairs storage cupboard, and a generous single bedroom. The family bathroom has a bath with a Mira Sport electric shower over, a pedestal basin and wc.

OUTSIDE

The tarmac driveway provides parking for four cars leading to the attached garage with electric garage door. The front garden has a gravel area for pots with shrub and flower borders. A gated side path leads around to the enclosed rear garden which has a patio entertaining area, a lawn, shrub and flower borders and a timber garden shed.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
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/2439-2228-2000-0173-9222>

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

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www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

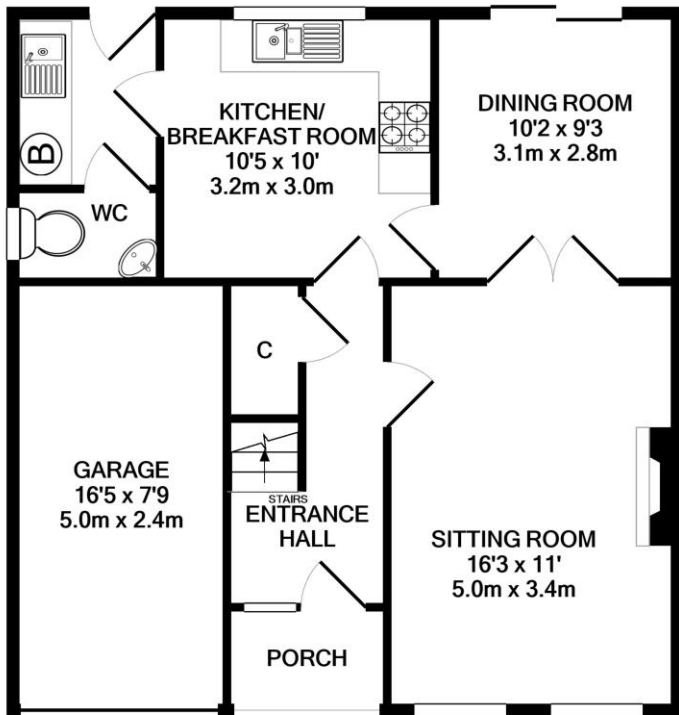
Tel: 020 7318 7082

Photographs taken on 28th August 2021.

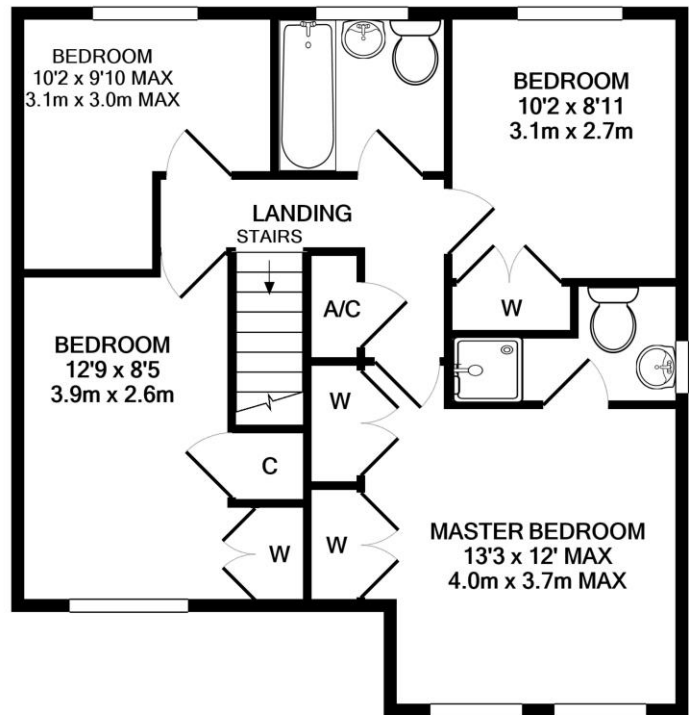
Particulars prepared September 2021.







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.