



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 9 KENELM CLOSE

CLIFTON-UPON-TEME, WORCESTERSHIRE, WR6 6EB

OFFERS IN EXCESS OF  
**£250,000**



**A RECENTLY REDECORATED SEMI-DETACHED BUNGALOW  
SITUATED IN A SMALL CUL-DE-SAC IN A HIGHLY SOUGHT AFTER VILLAGE.**

- KITCHEN
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- GARAGE AND DRIVEWAY PARKING
- ESTABLISHED GARDENS

### NICK CHAMPION LTD

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### APPROXIMATE DISTANCES (MILES)

Martley – 3.5, Bromyard - 8, Tenbury Wells - 10, Worcester - 12, M5 Junction 7 – 14.5, Malvern – 16.5, Kidderminster - 17, Hereford - 22.

### DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 before turning left onto the B4204 signed Clifton upon Teme and Rochford. Continue for 9.5 miles (going straight over at the Upper Sapey crossroads) and on entering Clifton-upon-Teme turn right onto Manor Road and keep left onto Kenelm Road before turning left into Kenelm Close 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 in a small cul-de-sac within the popular village of Clifton-upon-Teme which benefits from a Village Shop and Post Office, two Public Houses, a Primary School and a regular bus service to Worcester. The property is within the catchment area for the highly regarded The Chantry School. There are abundant footpaths nearby for exploring the local countryside.

9 Kenelm Close is a semi-detached bungalow constructed circa 1960 of brick elevations under a tiled roof with gardens, driveway parking space and a garage. The property has been updated by the present owners and has UPVC double glazing, electric night storage heating, and replacement kitchen and bathroom suites. The property has recently been redecorated and has new carpets and a new garage roof. The property is offered with no upward chain.

### ACCOMMODATION

An open porch has a part glazed door opening into the entrance hall. The spacious living room has an electric woodburner style fire with a wooden surround and French doors opening onto the rear garden. The kitchen has a range of wooden base and wall units incorporating a stainless steel sink/drain, with space for a cooker and undercounter fridge/freezer, and plumbing for a washing

machine. There are two double bedrooms and a bathroom with a bath with an electric shower over, pedestal basin, wc and an airing cupboard with an immersion tank and shelving.

### OUTSIDE

A tarmac driveway with parking for up to three cars leads to a single garage (16'4" x 8'1") with an up and over metal garage door. The front garden is laid to lawn with a shrub and flower border. The enclosed rear garden has a seating area with steps up to a lawn with shrub and flower beds and a paved path leading to a patio area.

### SERVICES

Mains water, drainage and electricity are connected. Electric night storage heating.

### LOCAL AUTHORITY

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

### ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/3637-6720-7309-0467-0202>

### FIXTURES & FITTINGS

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

### TENURE

Freehold

### VIEWING

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

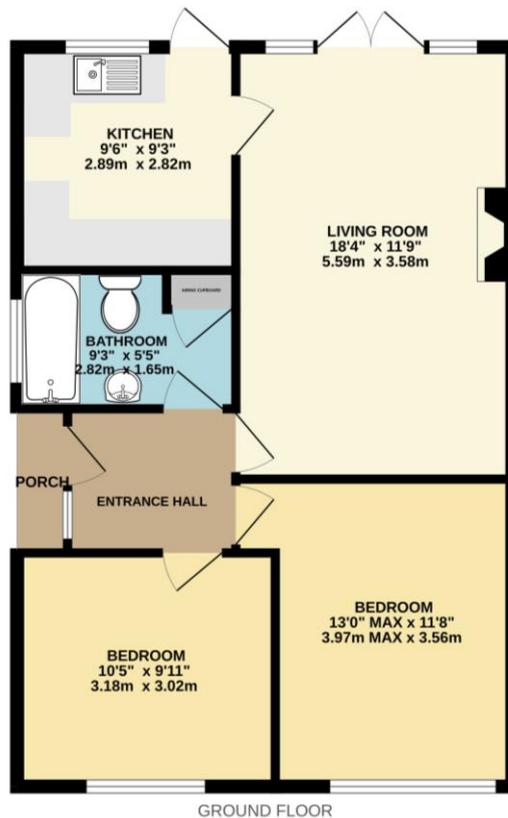
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what3words: ///crunched.tomato.rummage

Photographs taken on 22<sup>nd</sup> September 2023  
Particulars prepared September 2023.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.