



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

8 BERRINGTON GARDENS

TENBURY WELLS,
WORCESTERSHIRE, WR15 8ET

GUIDE PRICE
£325,000



**A WELL-APPOINTED DETACHED BUNGALOW WITH A GENEROUS SOUTH FACING GARDEN
WITHIN WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

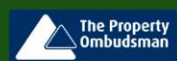
- KITCHEN/DINER
- SPACIOUS SITTING ROOM
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- SECOND DOUBLE BEDROOM
- BATHROOM
- SOUTH FACING GARDEN
- DOUBLE CARPORT
- DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



8 BERRINGTON GARDENS, TENBURY WELLS, WORCESTERSHIRE, WR15 8ET

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.5, Leominster – 9.5, Ludlow – 10.5, Bromyard – 10.5, Kidderminster – 18.5, Worcester - 22, Hereford – 22.5, M5 Junction 6 – 24.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.4 mile turn right onto Morningside and take the first right onto Bog Lane and take the first right onto Berrington Gardens and the property is the fourth on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a highly sought after residential area within walking distance of the market town centre. Tenbury Wells offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

8 Berrington Gardens is one of five exclusive and well-designed properties constructed circa 1980 of brick elevations under a tiled roof. The property offers comfortable and well-appointed accommodation with interesting features such as vaulted ceilings, and it would be enhanced by some updating. The property benefits from mains services including gas fired central heating, an attractive level south-facing rear garden and ample driveway parking space. The property is offered with no upward chain.

ACCOMMODATION

A glazed door opens into the entrance hall with a full height glazed window overlooking the covered seating area. The kitchen/diner has a range of fitted units incorporating a stainless steel sink/drainer, with space for a cooker, undercounter fridge and plumbing for a washing machine, and a French door opening onto the rear garden. An opening leads through to the sitting room which has a Burley coal effect electric fire with a wooden surround, and a full width picture window overlooking the garden. From the entrance hall a door opens into a hall with a glazed door to the rear garden. There are two double bedrooms, one with an ensuite with an electric shower and a vanity basin; a bathroom with a bath, hand basin and wc, and a utility room with a Belfast sink, plumbing for a washing machine, shelving, and adjacent boiler room with a Worcester Greenstar Ri boiler, immersion tank and shelving.

OUTSIDE

The gravel driveway leads to the double carport and has parking space for up to three cars. A lockable store is accessed via the carport. Steps rise up to the entrance and adjacent covered gravel and paved seating area with space for pots. The front garden has a gently sloping lawn and a sloping path flanked by established shrub and flower borders leads up to the gated side access to the south facing rear garden which is mostly laid to lawn with patio and gravel seating and al fresco entertaining areas, and established shrub and flower beds and borders.

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 D

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2628-7350-2424-4865>

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

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

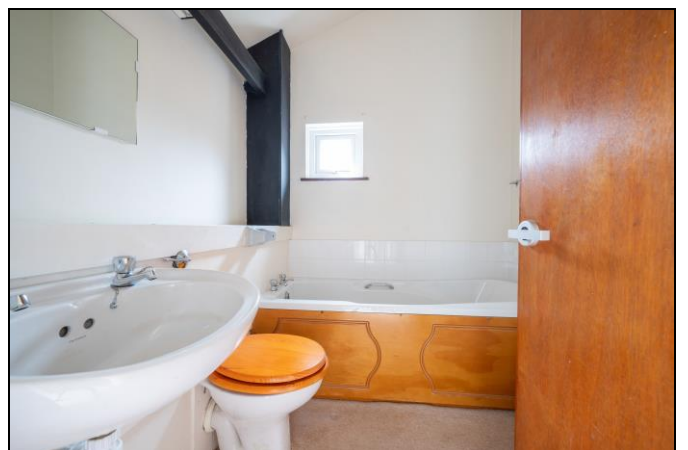
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Photographs taken on 21st May 2024

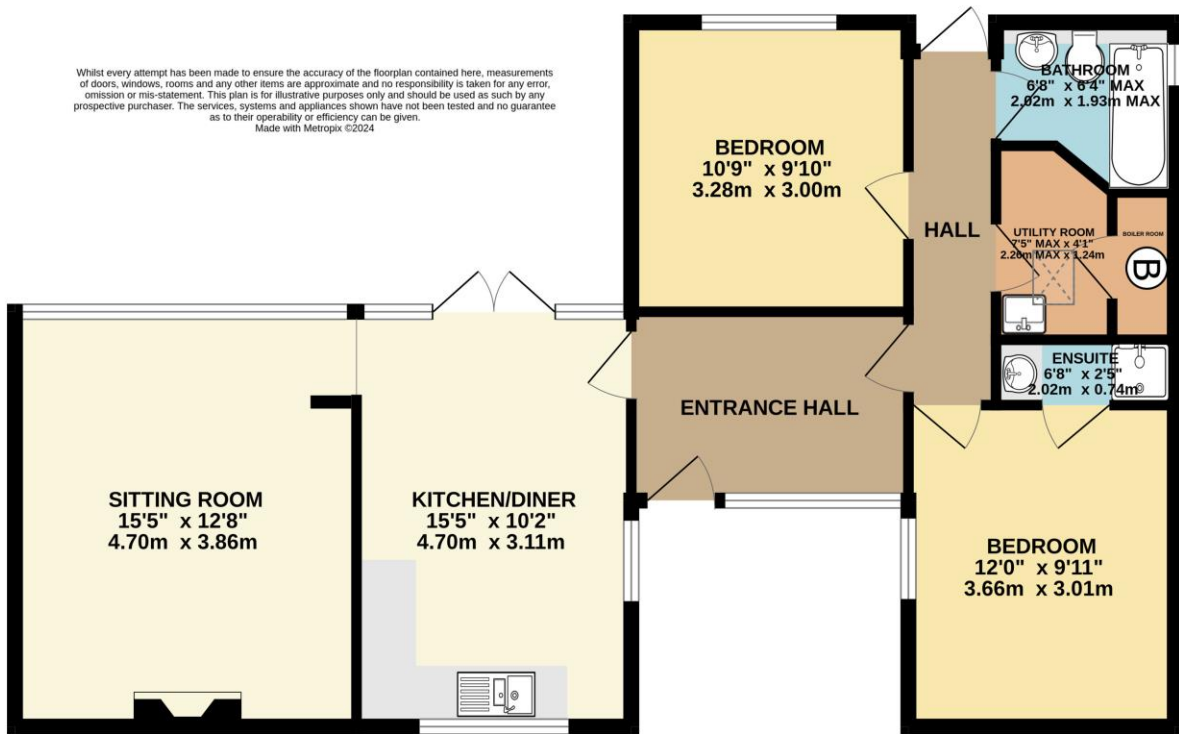
Particulars prepared June 2024







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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GROUND FLOOR

N218 Printed by Ravensworth 01670 713330

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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.