



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

MAYTHORN

LITTLE HEREFORD, LUDLOW, SHROPSHIRE, SY8 4LJ

GUIDE PRICE

£200,000



**A DETACHED BUNGALOW FOR UPGRADING
WITH GENEROUS GARDENS AND A DETACHED GARAGE IN A POPULAR RURAL PARISH.**

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM/THIRD BEDROOM
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- PORCH/SUNROOM
- DETACHED DOUBLE GARAGE
- DRIVEWAY PARKING
- WEST FACING GARDEN

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 3.5, Ludlow – 5, Leominster – 9, Kidderminster – 21, Hereford – 21, Worcester – 25, M5 J6 – 27, Shrewsbury – 36, Birmingham – 40.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. Proceed for 3.2 miles before turning right signed Middleton/Bleathwood and continue for a further 0.1 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Maythorn is situated in the rural parish of Little Hereford nestled amidst beautiful rolling countryside of the Teme Valley alongside a country lane between the market town of Tenbury Wells and historic Ludlow which are both just a short drive away and offer a wide range of shops and services. There are abundant footpaths for exploring the local area within easy reach of Maythorn. The property is within the well regarded Orleton C of E Primary School and Wigmore High School catchment areas.

Maythorn is a detached bungalow of non-standard construction built in the mid 20th Century of clad timber and system-built elevations under a tiled roof with a later cavity wall kitchen extension to the rear. The property is set in established gardens and benefits from UPVC framed double glazing, a modern external combi boiler and oil tank, driveway parking and a detached double garage. The property would benefit from some upgrading. Maythorn is offered with no upward chain and offers are invited from cash buyers only due to its non-standard construction.

ACCOMMODATION

A glazed door opens into the porch/sunroom which leads to the living room with a bay display window and an opening through to the kitchen/breakfast room which has a range of fitted wood units incorporating a stainless steel sink/drainage, integral appliances including a Hotpoint electric oven, induction hob and fridge, plumbing for a washing machine, and a part glazed door to outside. French doors from the living room open into the dining room/third bedroom with a bay display window. The inner hall has an airing cupboard with a radiator and shelving, and leads to two double bedrooms and the shower room which has a thermostatic shower in a large cubicle, and a vanity unit with a hand basin and wc.

OUTSIDE

A sloping tarmac driveway with ample parking space leads to the detached double garage (16'11" x 16'4") with electric garage door, power, light and a pedestrian side door. The front garden has a lawn, shrub and flower borders, and steps up to the front door. A path leads around the side of the property past the Worcester Greenstar Heatslave II External 12/18 boiler and oil tank to the west facing rear garden which has a patio seating area, a lawn, established shrub and flower borders, and a gravel area with raised planters.

SERVICES

Mains water and electricity are connected.
Oil fired central heating – external Worcester combi boiler.
Private drainage.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2953-8430-2094-5055>

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 Sole Agents: –
Nick Champion - Tel: 01584 810555

E-mail: info@nickchampion.co.uk

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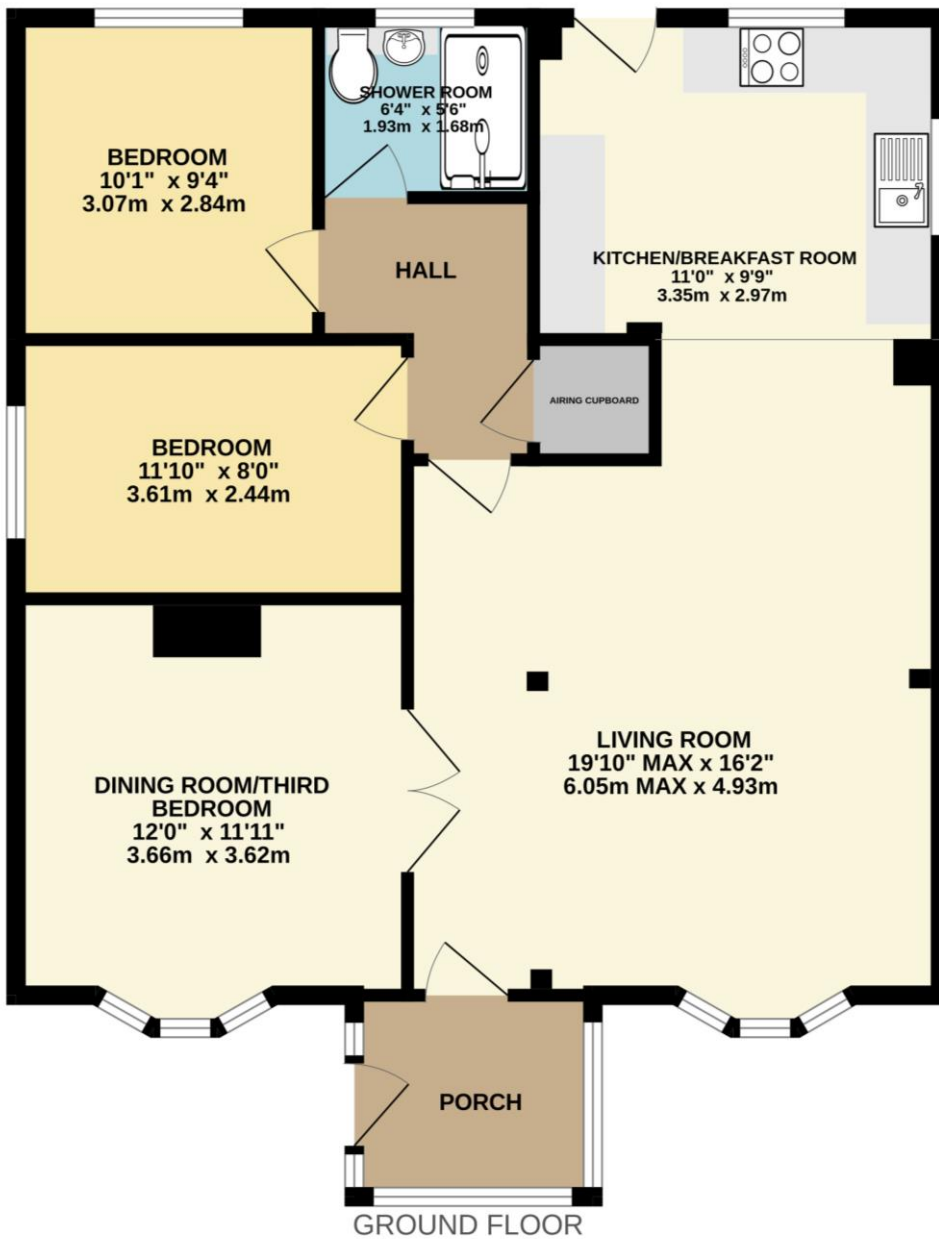
Photographs taken on 9th September 2024

Particulars prepared September 2024.

Particulars updated 18.10.2024.







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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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.