



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

24 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE

£175,000



A SEMI-DETACHED BUNGALOW IN A PRIME POSITION ON A POPULAR DEVELOPMENT WHICH BENEFITS FROM A RESIDENTIAL SERVICE MANAGER, RESIDENT FACILITIES AND AN ALARM SYSTEM, CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE. EPC RATING D.

- FITTED KITCHEN • SPACIOUS LIVING ROOM
- TWO BEDROOMS • SHOWER ROOM • EASY CARE GARDEN

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.4, Ludlow – 10, Leominster – 10, Bromyard – 10, Kidderminster – 19, Worcester – 22, Hereford – 24, M5 J6 – 24.

DIRECTIONS

From Teme Street head south-west along the A4112 in the direction of Leominster. In Cross Street turn right onto Berrington Road and take the second right hand turn into Orchard Court.

SITUATION

24 Orchard Court is arguably situated in one of the most sought-after positions on the east side of the purpose built and highly popular development for over 60s, close to one of the parking areas. Orchard Court is within level walking distance of the town centre which offers many facilities including a range of shops and services, a library, doctors' surgery, cottage hospital, swimming pool, cinema and a range of clubs and societies.

DESCRIPTION

24 Orchard Court is a semi-detached bungalow constructed circa 1986 of brick elevations under a tiled roof and offers comfortable and secure accommodation with a combination alarm system connected to the residential service manager's office and a front entrance secure coded key holder. 24 Orchard Court has been tastefully upgraded by the present owner and benefits from replacement kitchen and shower room suites, grey wood effect laminate flooring in the kitchen, entrance hall and second bedroom/study/dining room, mains gas fired central heating with a modern Worcester combi boiler and UPVC double glazing.

Orchard Court also provides large communal gardens, a residents' laundry room and a popular residents' meeting lounge where a variety of regular functions are held. Orchard Court also offers visitor facilities including a guest bedroom and bathroom, and visitor parking.

ACCOMMODATION

A glazed sliding door opens into the entrance porch with a door through to the entrance hall with store cupboard and airing cupboard with shelving and housing the Worcester combi boiler. The kitchen has a range of white laminate fitted units incorporating a stainless steel sink/drain, with integral appliances including an electric oven, induction hob, microwave, fridge/freezer, and a washing machine. The living room has a bay display window. The double bedroom has fitted wardrobes with hanging rails and shelving, and the single bedroom/study/dining room has a glazed door opening onto the rear garden. The fully tiled shower room has a Triton T80 electric shower in an extra large cubicle, a vanity basin unit, wc and heated towel rail.

OUTSIDE

To the front of the property there is a maintained lawn and a gravel area for pots. A paved path with a flower border leads around the side of the property to the entrance and on to the rear garden which has a patio entertaining area with space for pots, a shrub border, a timber garden shed with lean-to open storage and a maintained lawn.

TENURE

Leasehold – 60 years – renewed on assignment of the lease.
Minimum Age – 60 years.

SERVICES

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

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151
Council Tax Band B

SERVICE CHARGE

There is a service charge to cover the residential service manager, residents' facilities, the alarm system, maintenance and lighting of the communal areas, painting exteriors, window cleaning and insurance – further details can be obtained from the Agent.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5339-6122-4109-0425-2296>

VIEWING

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

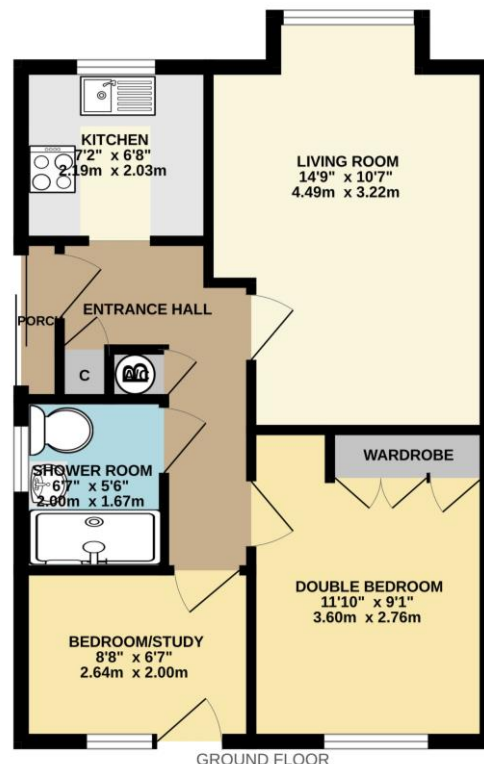
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Particulars prepared February 2025

what3words: ///pickle.filer.quitter



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.