



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

30 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE

£145,000



AN END-TERRACED 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 C.

- KITCHEN • SPACIOUS LIVING ROOM
- DOUBLE BEDROOM • SHOWER ROOM • EASY CARE GARDEN

NICK CHAMPION LTD

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www.nickchampion.co.uk



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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

30 Orchard Court overlooks the communal gardens and is situated in the centre of the purpose built and highly popular development for over 60s, close to one of the parking areas and the communal facilities. 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

30 Orchard Court is an end-terraced bungalow constructed circa 1986 of rendered 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. 30 Orchard Court has been upgraded and benefits from replacement kitchen and shower room suites, mains gas fired central heating with a modern Worcester combi boiler and UPVC double glazing. Orchard Court also has 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

From the inset porch the entrance door opens into the entrance hall with a cloaks cupboard, store cupboard and airing cupboard. The spacious living room has a quarry tiled hearth with space for an electric fire, sliding patio doors opening onto the garden and a bay display window. The kitchen has a range of wooden fitted units incorporating a stainless steel sink/drainer, a Beko electric oven and gas hob with an extractor hood over, space for a fridge/freezer, a freestanding Bosch washer dryer, and a Worcester combi boiler. There is a double bedroom and the shower room has a Mira Sport electric shower and a large low profile tray, a vanity basin unit and wc.

OUTSIDE

To the front of the property there is a maintained lawn and a gravel area for pots. To the side is a concealed bin store. The rear garden has a patio entertaining area, a flower bed 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 C – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8535-2922-9400-0213-6292>

VIEWING

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

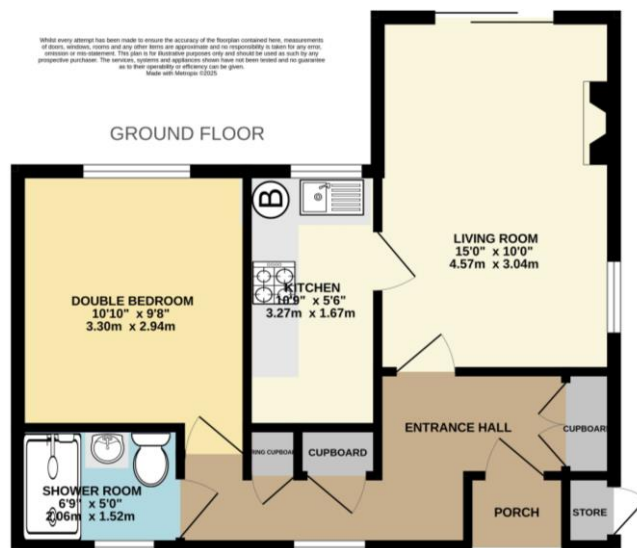
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Photographs taken on 5th February 2025

Particulars prepared February 2025

what3words: ///optimally.seaweed.renovated



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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.