



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

18 GODSONS CLOSE

TENBURY WELLS, WORCESTERSHIRE, WR15 8HY

GUIDE PRICE

£350,000



**AN EXTENDED LINK-DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER AREA
WITHIN CLOSE LEVEL WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- OPEN PLAN KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY ROOM

- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- CLOAKROOM

- ATTACHED GARAGE
- DRIVEWAY PARKING
- EASY CARE GARDENS

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.2, Ludlow – 10, Leominster – 11, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

DIRECTIONS

From Teme Street, Tenbury Wells head south and take the B4204 sign posted Clifton-upon-Teme. Take the second right hand turn into Godsons Close and the property will be found in the top right hand corner as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in the top corner of a popular development within close walking distance of the town centre and the primary and secondary schools. The market town of Tenbury Wells offers many facilities including a variety of supermarkets, shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

18 Godsons Close is a link-detached bungalow constructed circa 1990 of brick elevations under a tiled roof, with the addition of an impressive open plan kitchen/dining room extension overlooking the rear garden in 2017, with the former kitchen converted into a useful utility room and cloakroom. The property is in good decorative order and also benefits from a modern shower room suite with a low profile shower tray, UPVC double glazing, gas fired central heating with a Worcester combi boiler, low maintenance front and rear gardens, driveway parking and an attached garage. The property is offered with no upward chain.

ACCOMMODATION

The inset porch has a composite part glazed door opening into the entrance hall with wood effect laminate flooring and a cloaks cupboard. The sitting room has a wide opening through to the open plan kitchen/dining room which has wood effect laminate flooring, off white fitted units and a matching island unit with solid wood worktops, and incorporating a stainless steel sink/drain, integral Lamona appliances including a fridge, electric oven and gas hob with an extractor hood over, plumbing for a dishwasher, and French doors off the dining area open onto the rear garden, with doors also leading to the garage, which leads to the utility room with wooden fitted units incorporating a stainless steel sink/drain, with plumbing for a washing machine, and housing the Worcester combi boiler, a cloakroom with a pedestal basin and wc, and the entrance hall. There are two double bedrooms, one of which has fitted wardrobes. The shower room has a large walk-in shower tray with a Triton T80 shower, a pedestal basin and wc.

OUTSIDE

The tarmac driveway provides parking space for three cars and leads to the attached garage which has an up and over garage door, power and light, and a door through to the kitchen/dining room.

The front garden is mostly gravel with space for pots with a selection of perennial flowers and shrubs. A gated side path leads past raised flower and shrub borders to the south-westerly facing rear garden which has a patio al fresco entertaining area, raised flower and shrub borders, a small area of lawn and a timber garden shed with power and light.

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 C - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2496-6090-2200-7161>

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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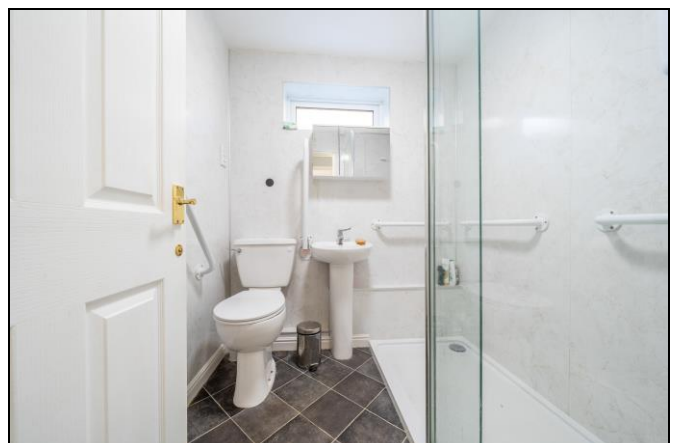
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