



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 39 CROSS STREET

TENBURY WELLS,  
WORCESTERSHIRE, WR15 8EF

GUIDE PRICE

**£199,950**



**A WELL-APPOINTED MID-TERRACED VICTORIAN HOUSE  
WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND LOCAL SCHOOLS.**

- KITCHEN
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- FAMILY BATHROOM
- CELLAR & EXTERNAL LAUNDRY ROOM
- LOW MAINTENANCE GARDEN & STORE

### NICK CHAMPION LTD

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# 39 CROSS STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8EF

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.2, Leominster – 9.5, Bromyard – 10.5, Ludlow – 10.5, Kidderminster – 18.5, Worcester – 21.5, Hereford – 22.5, M5 Junction 6 – 24.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street. The property will be found on the left hand side opposite the turning into Berrington Road as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The property is situated in the Tenbury Wells Conservation Area within easy level 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, swimming pool, gym and a range of clubs and societies.

39 Cross Street is a Victorian mid-terraced cottage constructed of mellow brick elevations under a slate tiled roof. The property offers comfortable accommodation and benefits from gas fired central heating with a Worcester combi boiler, UPVC framed double glazing, a family bathroom with a bath and separate shower, a cellar and a low maintenance rear garden. The property retains character features including period internal doors and exposed floorboards in the sitting room. The property would be of interest to first time buyers, buy-to-let investors and those wanting to be within level walking distance of all town centre amenities.

## ACCOMMODATION

A part glazed entrance door opens into the sitting room with exposed floorboards and a gas fire (not in use) with a tiled hearth and a wooden surround. The dining room has a feature brick chimney breast and fireplace (not in use) and a fitted cupboard. The kitchen has a tiled floor, cream fitted units incorporating a Belfast double sink, integral appliances including a fridge, electric double oven and gas hob with an extractor hood over, housing for the Worcester combi boiler, and a stable door to outside.

Stairs off the dining room rise up to the first floor landing. There is a spacious master bedroom, a second bedroom and a family bathroom with a bath, thermostatic shower in separate cubicle, vanity basin unit, wc and heated towel rail.

From the kitchen a door opens onto steps down to the cellar store area with power and light.

## OUTSIDE

A right of way up an alleyway and along a path to the rear of the Cross Street properties gives external access to the back of the property and to the attached laundry room with plumbing for a washing machine and space for a tumble drier. Across the path is a fenced astroturf 'lawn' and the old brick and tile privy is now a useful store shed.

## SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating – Worcester combi boiler.

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band A

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2837-6470-2405-0751>

## 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:

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

what3words: ///dragonfly.beans.slamming

Photographs taken on 27<sup>th</sup> February 2025

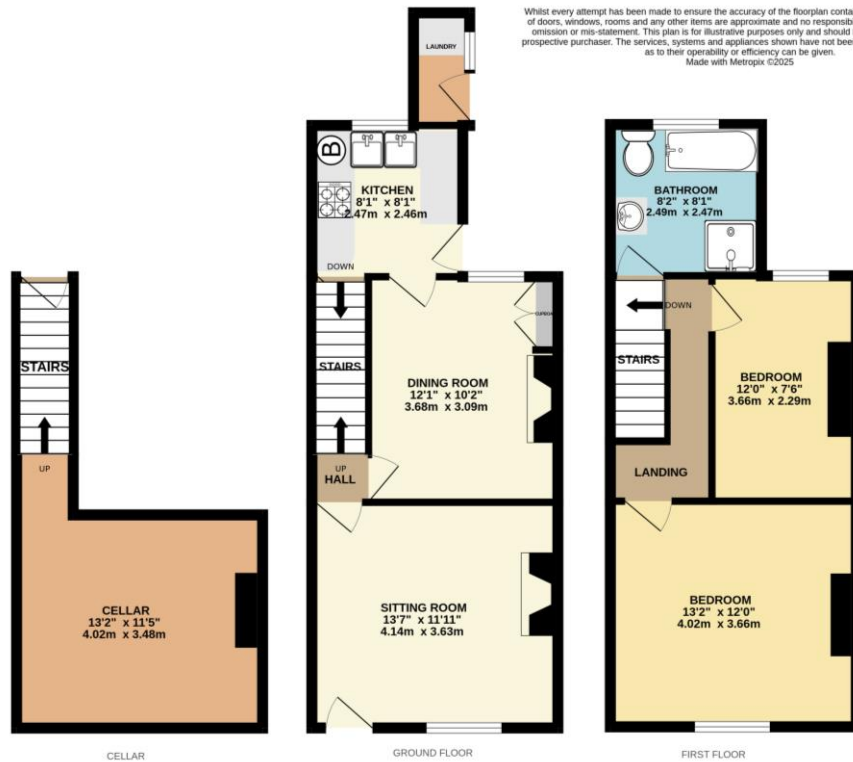
Particulars prepared March 2025.







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.