



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

18 THE OAKLANDS

TENBURY WELLS, WORCESTERSHIRE, WR15 8FB

GUIDE PRICE

£244,950



AN ATTRACTIVE AND IMMACULATE DETACHED HOUSE IN A PRIME POSITION
ON A POPULAR EDGE OF TOWN ESTATE WITHIN EASY WALKING DISTANCE
OF THE LOCAL SCHOOLS AND CONVENIENCE STORE.

- KITCHEN & DINING ROOM
- SITTING ROOM
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- LANDSCAPED GARDEN
- PARKING & GARAGE
- EPC RATING D

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



18 THE OAKLANDS, TENBURY WELLS, WORCESTERSHIRE, WR15 8FB

APPROXIMATE DISTANCES

Tenbury Wells – 0.7 mile, Bromyard – 10 miles,
Leominster – 10 miles, Ludlow – 11 miles,
Kidderminster – 19 miles, Worcester – 22 miles,
M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells proceed along the A4112 in the direction of Leysters/Leominster and turn left onto the B4214 sign posted Bromyard just after The Pembroke. Continue along Bromyard Road for 0.4 mile before turning right into The Crescent. Take the first left into The Oaklands and then take the first right and No. 18 will be found at the top on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated on the edge of a quiet leafy development adjacent to fields and within easy walking distance of the primary and secondary schools, the local convenience store, and the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

18 The Oaklands is a spacious detached house constructed circa 2001 of attractive brick and part rendered elevations under a tiled roof and provides immaculate and well planned accommodation. The property benefits from UPVC double glazed windows, gas fired central heating, a garage, off road parking and a landscaped south-facing garden.

ACCOMMODATION

A covered porch leads to a part glazed front door which opens into the entrance hall with doors to all rooms. There is a useful downstairs cloakroom with a hand basin and wc. French doors open into the dining room. The sitting room has a bay window and decorative fireplace with a gas fire on a marble hearth with a wooden surround. The kitchen has a ceramic tiled floor, a range of wooden base and wall units, a sink/drain unit, an integral Diplomat cooker with a Hotpoint gas hob and extractor hood over, a Diplomat dishwasher, plumbing for a washing machine, space for a fridge/freezer and a store cupboard. A door from the kitchen leads to the conservatory which in turn has French doors out to the garden.

Stairs from the entrance hall rise up to the first floor gallery landing with an airing cupboard and doors to the well-proportioned master bedroom with an en-suite housing a Bristan shower in a large cubicle, a pedestal basin and wc; two further double bedrooms, one of which has a built in wardrobe; and to the bathroom which has a bath with a shower mixer attachment, a pedestal basin and wc.

OUTSIDE

To the front of the property is a tarmac parking area for up to three cars leading to the integral garage which has an up and over metal door, power, light, utility space and a Potterton Suprima 50L boiler.

A gated side access leads to the enclosed south-facing garden which has a private patio entertaining area enveloping the property and bordered by raised shrub and flower beds. Steps lead up to the main expanse of garden which is laid to lawn with attractive flower borders, a fish pond and rockery waterfall, a vegetable patch and a metal garden store.

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 D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D
Full details are available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

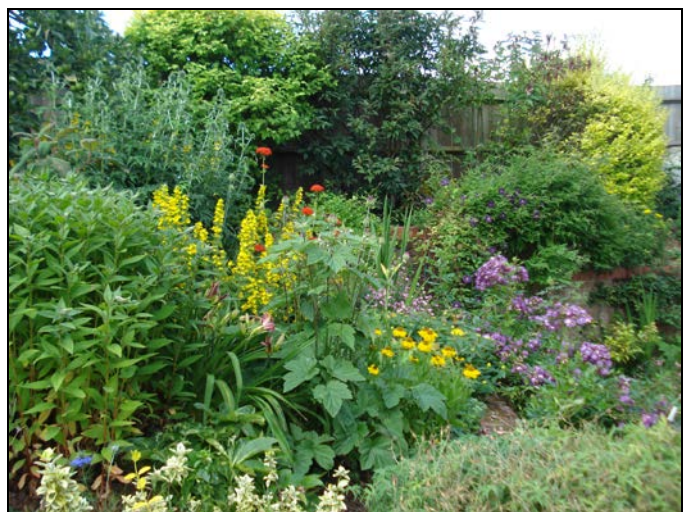
MORTGAGES

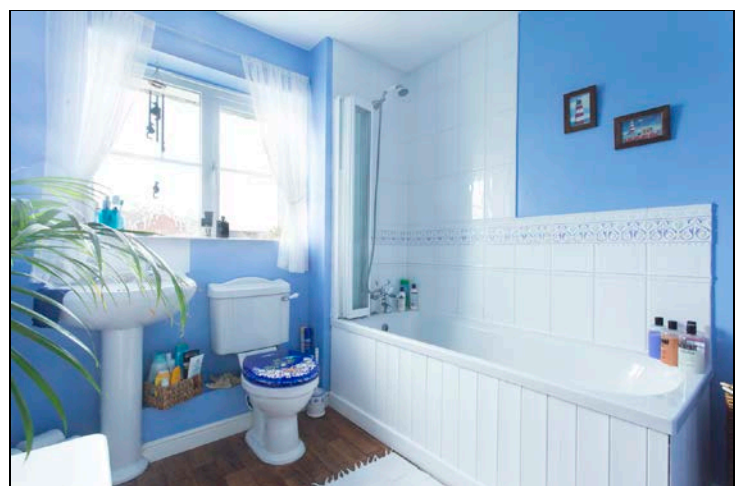
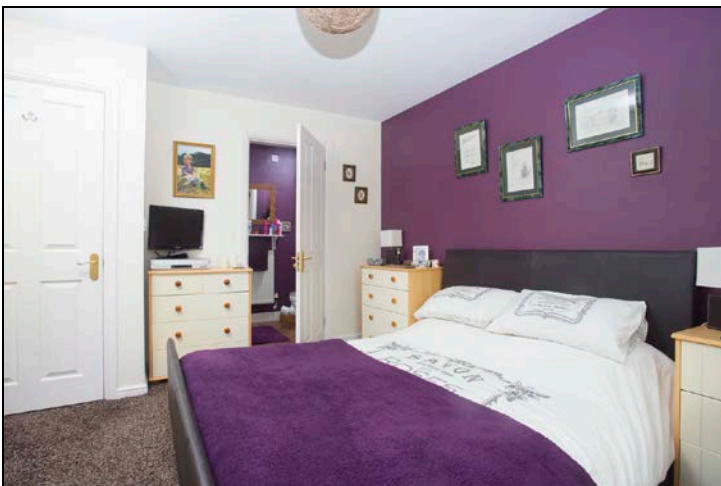
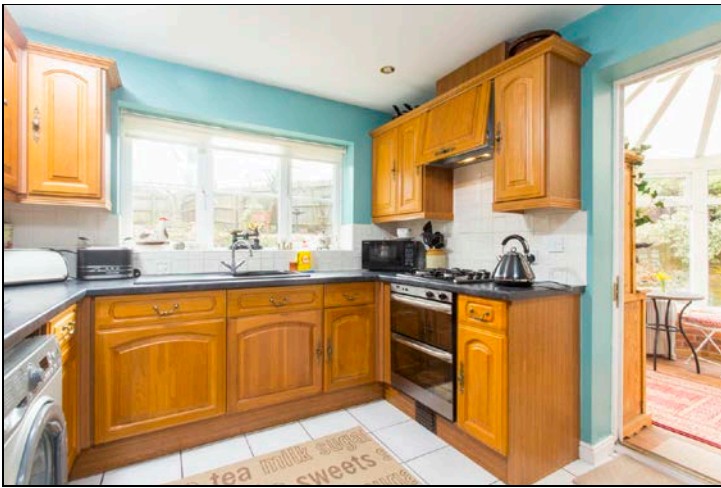
For up to date information on availability visit:
www.nickchampion.co.uk

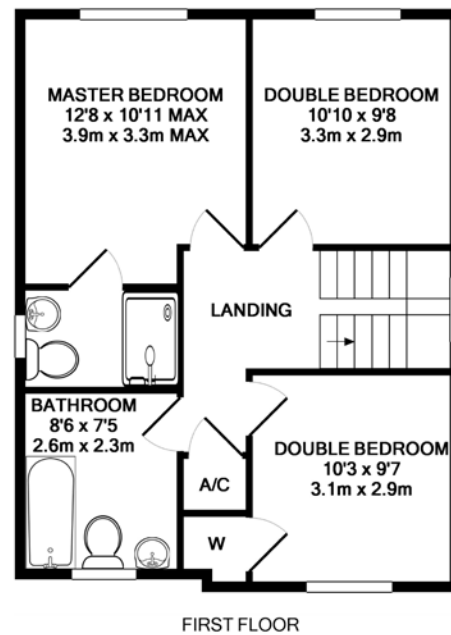
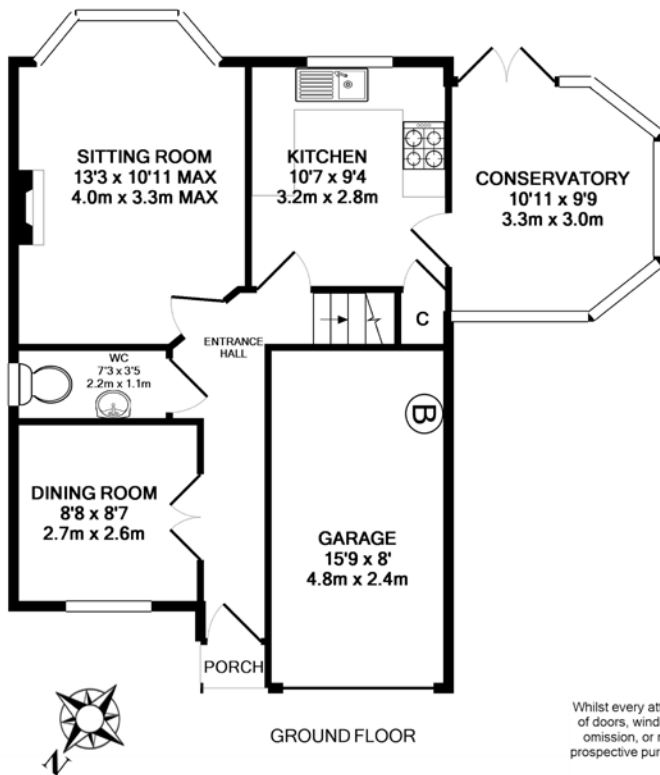
VIEWING

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

View all of our properties for sale and to let at:
www.nickchampion.co.uk







Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2015

N218 Printed by Ravensworth 01670 713330

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.