



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

4 BURLEIGH CLOSE

TENBURY WELLS, WORCESTERSHIRE, WR15 8DN

GUIDE PRICE

£295,000



A SPACIOUS DETACHED BUNGALOW WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

- KITCHEN
- SPACIOUS LIVING ROOM
- TWIN CONSERVATORIES
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM/STUDY
- SHOWER ROOM
- EASY CARE GARDENS
- GARAGE & DRIVEWAY PARKING
- NO UPWARD CHAIN

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.6, Ludlow – 8.5, Leominster – 9.5, Bromyard – 11, Kidderminster – 18.5, Worcester – 22, Hereford – 22, M5 Junction 6 – 24, Birmingham – 37.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 for 0.5 mile before turning left onto Mount Orchard and then take the first right onto Burleigh Close and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a popular residential area within 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, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, swimming pool and gym, cinema, and a range of clubs and societies.

4 Burleigh Close is a detached bungalow constructed circa 1970 of mellow brick elevations under a tiled roof with the later addition of a pair of conservatories. The well-appointed accommodation benefits from a modern kitchen, a shower room, UPVC double glazing throughout, mains gas fired central heating, easy care gardens, driveway parking and an attached garage. The property is offered with no upward chain.

ACCOMMODATION

A part glazed door opens into the entrance porch with a meter cupboard and in turn a door opens into the entrance hall providing access to all of the rooms. The kitchen has a store cupboard, a range of cream fitted units incorporating a stainless steel sink/drain, integral appliances including a Lamona electric double oven and ceramic hob with an extractor hood over, a microwave, plumbing for a dishwasher and washing machine, and space for an undercounter fridge. A glazed door from the kitchen opens into the full width conservatory, which is split into two sections, each heated and with a tiled floor and glazed doors opening onto the rear garden. The spacious living room has a bay window. There are two double bedrooms, each with wardrobes with hanging rails and shelving, and one with an airing cupboard housing the British Gas 330+ boiler. There is a further single bedroom ideal also as a study or dining room. The shower room has a Triton T80 electric shower in a large cubicle, a pedestal basin, wc and heated towel rail. The bungalow has boarded loft storage with a loft ladder.

OUTSIDE

A brick block paved driveway provides ample parking space for two cars and leads to the attached garage which has an electric garage door, power, light and a pedestrian door to the rear. The front garden has a patio area for pots interspersed with shrubs. A door to a covered passageway leads to the west facing rear garden which has a paved path leading past shrubs and flower borders to a patio seating area with adjacent gravel areas for pots and a further gated side access.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0328-5086-7251-3285-7930>

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

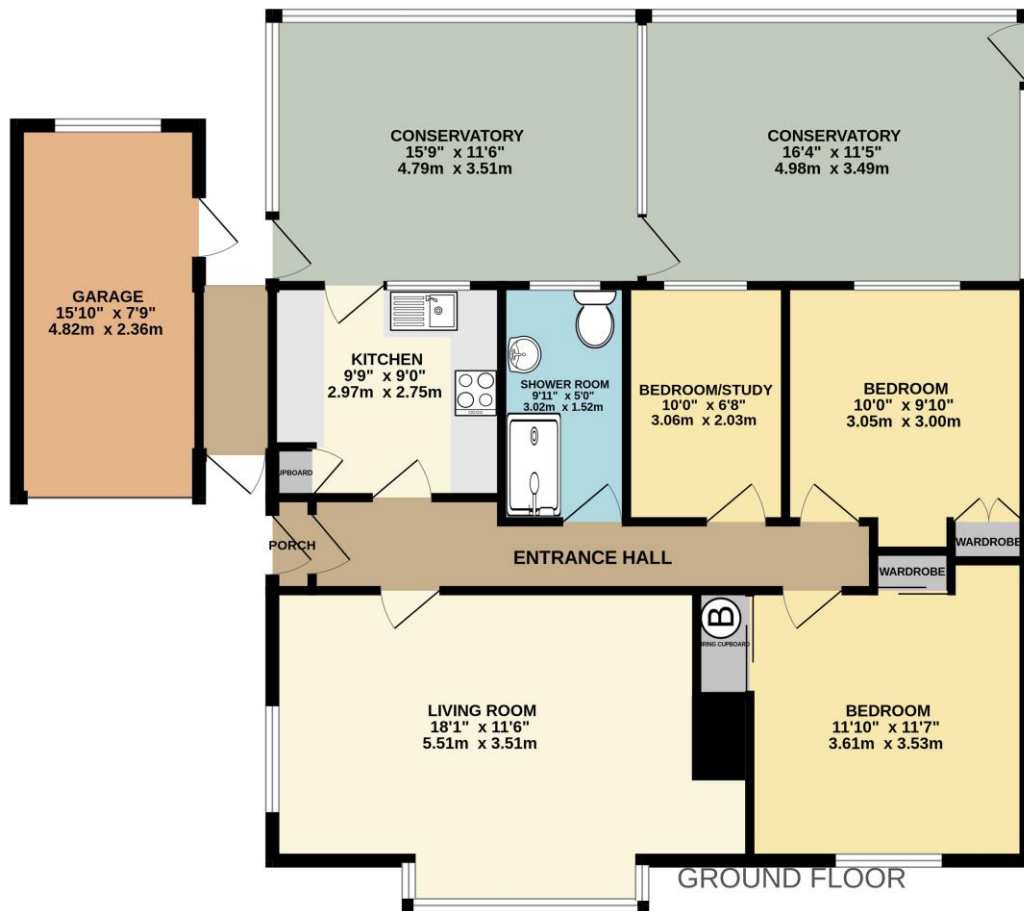
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what3words: ///roses.puppy.adjusting

Photographs taken on 4th August 2023
Particulars prepared: August 2023.







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.