



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

12 KYRESIDE

TENBURY WELLS, WORCESTERSHIRE, WR15 8BX

GUIDE PRICE

£280,000



**AN EXTENDED SEMI-DETACHED FAMILY HOUSE OFFERING VERSATILE ACCOMMODATION
WITHIN WALKING DISTANCE OF THE LOCAL SCHOOLS AND MARKET TOWN CENTRE.**

- KITCHEN, UTILITY ROOM & STORE
- TWO RECEPTION ROOMS
- STUDY & GARDEN ROOM
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM/DRESSING ROOM
- FAMILY BATHROOM & WET ROOM
- FRONT & REAR GARDENS
- ALLOCATED PARKING
- ACCESSIBLE LOCATION

NICK CHAMPION LTD

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12 KYRESIDE, TENBURY WELLS, WORCESTERSHIRE, WR15 8BX

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.6, Leominster – 10, Ludlow – 11, Kidderminster – 19, Hereford – 22, Worcester – 23, M5 Junction 6 – 25, Birmingham – 38.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster and after 0.3 mile turn left onto Bromyard Road. Proceed for 0.3 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

12 Kyreside is situated within a popular residential area within walking distance of the local primary and secondary schools 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, swimming pool and gym, and a range of clubs and societies.

12 Kyreside is a semi-detached house situated on a corner plot and constructed circa 1960 of mellow brick elevations under a tiled roof which has been significantly extended and updated and now provides well-appointed and versatile accommodation with the option of ground floor living for those with reduced mobility. The property benefits from UPVC framed double glazing throughout, mains services including gas fired central heating with a combi boiler, and recent works have created a garden room, wet room, utility room and store. 12 Kyreside would benefit from some redecoration and a replacement kitchen. The property is offered for sale with no upward chain.

ACCOMMODATION

A glazed entrance door opens into the porch leading through to the entrance hall with understairs cupboard. The dining room has an archway leading through to the sitting room with an electric fire with a wood and tiled surround, and sliding patio doors open into the garden room currently utilised as a ground floor bedroom, with French doors opening onto the rear garden. The kitchen has a range of fitted base and wall units incorporating a sink/drain, with space for a cooker with an extractor hood over, space for a fridge/freezer, and plumbing for a dishwasher. A rear hall leads to the study/home office which can also be accessed from the entrance porch, and to the wet room with vanity basin unit, wc, Mira Coda twin head thermostatic shower and heated towel rail, and the utility room which has a range of cream base and wall units incorporating a stainless steel sink/drain, plumbing for a washing machine, a heated towel rail, a walk in store and a part glazed door opening onto the rear garden.

Stairs from the entrance hall rise up to the first floor landing. There are two double bedrooms, one of which has fitted bedroom furniture including full width fitted wardrobes, a dressing table with drawers, a double bed and a pair of bedside tables, and the other with a built in cupboard with shelving. The third bedroom is currently utilised as a dressing room and has fitted wardrobes and a dressing table with drawers. The bathroom has a bath with a Triton T80 electric shower over, a vanity basin unit, wc, heated towel rail and an airing cupboard housing the Vaillant combi boiler.

OUTSIDE

The property has an enclosed front garden with a paved path and seating area, a lawn and shrub borders. The enclosed rear garden has a raised patio entertaining area

with steps and a ramp leading down to a lawn with a timber garden shed and a gated access opens onto a path leading towards the residents' car park where there are two allocated parking spaces for the property.

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 B

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9669-3931-0200-7227-2200>

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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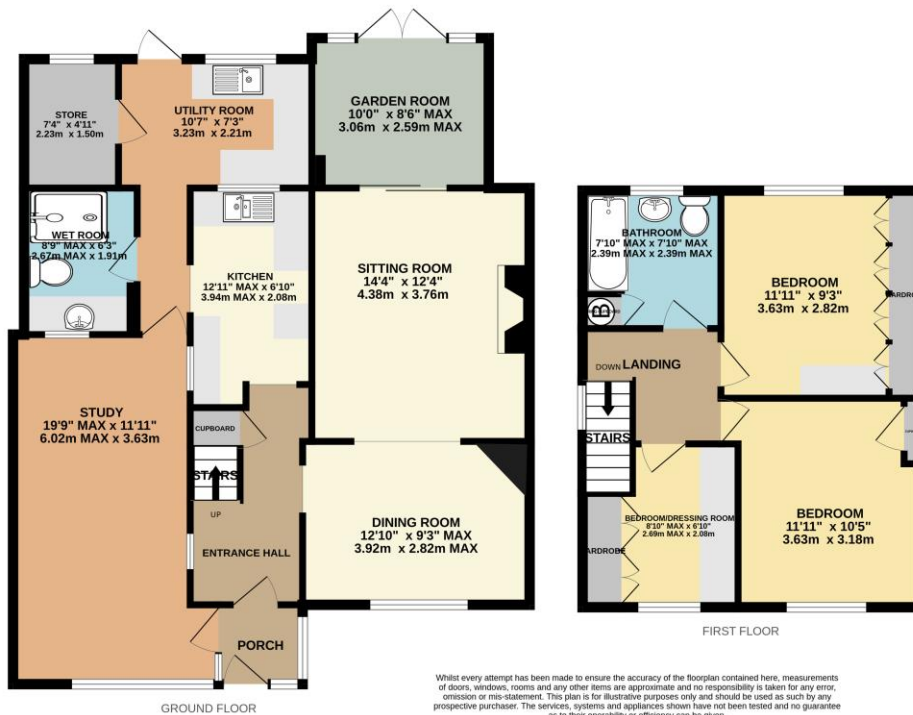
Photographs taken on 15th November 2023

Particulars prepared November 2023.

what3words: ///space.dozen.corrosive







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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.