



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 23 CHURCH STREET

TENBURY WELLS,  
WORCESTERSHIRE, WR15 8BP

GUIDE PRICE

**£295,000**



**A WELL-APPOINTED AND DECEPTIVELY SPACIOUS END TERRACED EDWARDIAN HOUSE  
WITHIN EASY LEVEL WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- DINING ROOM
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM
- SHOWER ROOM AND WC
- UTILITY ROOM AND CLOAKROOM
- WEST FACING GARDEN
- TIMBER GARDEN SHED/WORKSHOP

**NICK CHAMPION LTD**

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# 23 CHURCH STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BP

## APPROXIMATE DISTANCES

Tenbury Wells – 0.2 mile, Ludlow – 10 miles,  
Leominster – 10 miles, Kidderminster – 18 miles,  
Worcester – 22 miles, Hereford – 22 miles,  
M5 Junction 6 – 24 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street before taking the first right onto Market Square. Proceed onto Church Street and the property will be found on the left hand side.

## SITUATION & DESCRIPTION

The property is situated close to St Mary's Church 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, and a range of clubs and societies.

23 Church Street is an end-terraced Edwardian house which has been extended and improved whilst retaining many character features including a decorative tiled floor, coving, ceiling roses, period fireplaces and an original front door. The property offers well-appointed and immaculate accommodation which has been improved with the addition of a modern kitchen, utility room and shower room, UPVC double glazing, gas fired central heating and an attractive west facing garden.

## ACCOMMODATION

A part glazed entrance door opens into the entrance lobby and through to the entrance hall, with decorative tiled floors. The sitting room has a parquet wood floor, a bay window and space for an electric woodburner style fire with a decorative wooden surround. The dining room has a wood effect floor, a wall mounted electric fire with a decorative painted wood surround, a housekeeper's cupboard, fitted shelving and an understairs cupboard. The kitchen/breakfast room has a wood effect floor, a lantern skylight over the breakfast area with French doors opening onto the garden, a range of dark grey laminate fitted units with white stone worktops incorporating a stainless steel double sink, integral appliances including a Neff electric oven, microwave oven, ceramic hob with an extractor vent over, an AEG fridge/freezer and dishwasher, and a walk in larder cupboard. The utility room has a wood effect floor, dark grey laminate fitted units incorporating a stainless steel sink, plumbing for a washing machine, space for a tumble dryer and a fridge/freezer, a cloakroom with a hand basin and wc, and a glazed door to outside.

Stairs from the entrance hall rise up to the first floor landing with a fitted cupboard with shelving. There are two double bedrooms, each with fitted wardrobes. The third single bedroom has a fitted cupboard with shelving and housing the Worcester combi boiler. The shower room has a thermostatic dual head shower in a large cubicle, a vanity hand basin and heated towel rail, and there is a separate wc.

## OUTSIDE

The front garden has a shrub and flower bed and a low wall with cast iron railings and a gate opening onto Church Street. The west facing part walled rear garden has patio and brick paved seating areas, a lawn with shrub and flower borders, and a timber garden shed/workshop (9'4" x 7'5"). The property benefits from a pedestrian right of way through Church Mews to a solid gated entrance to the rear garden. The property does not have any allocated parking however unrestricted on street parking is available in Church Street.

## 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 C

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9043-2857-6729-9601-3561>

## 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: ///chopper.scrambles.baseless

Photographs taken on 8<sup>th</sup> March 2024

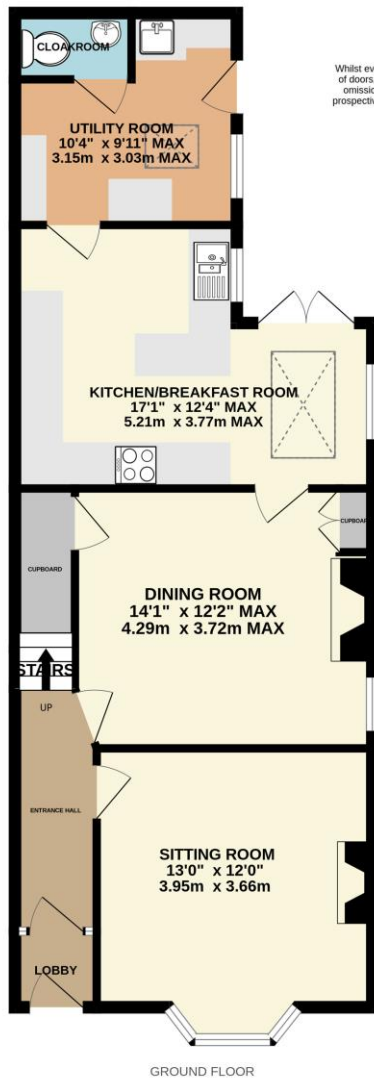
Particulars prepared March 2024.

Particulars updated 26.03.2024.

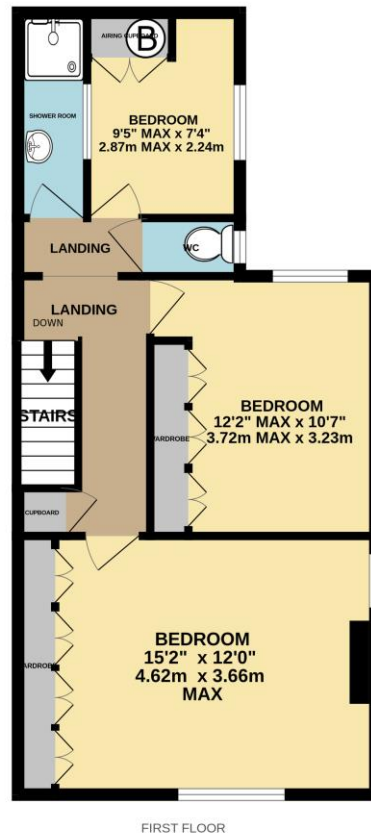
N.B. The property has suffered from flooding in the past, most recently in February 2020 when much of the town centre was affected by flooding. The planned Tenbury Wells Flood Risk Management Scheme intends to reduce the risk of flooding to the property when complete.







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 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.