



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

22 LONG MEADOW

BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8DT

GUIDE PRICE

£170,000



AN APPEALING END-TERRACED HOUSE IN A POPULAR RESIDENTIAL AREA.

- KITCHEN
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- GENEROUS GARDENS
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 0.7 mile, Ludlow – 10 miles, Leominster – 10.5 miles, Kidderminster - 18 miles, Worcester - 22 miles, M5 Junction 6 - 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 0.3 mile turn left onto Forrester's Road and after 0.1 mile at the T junction turn right onto Borderway and take the second left onto Long Meadow 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 and is within level walking distance of the town centre. Burford and the market town of Tenbury Wells offer many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, primary and secondary schools, a cinema, and a range of clubs and societies.

22 Long Meadow is an end-terraced house constructed circa 1992 of brick elevations under a tiled roof. The property is set on a generous plot and benefits from gas fired central heating, ample parking space and generous front and rear gardens. The property would benefit from some upgrading, and is an ideal opportunity for first time buyers, buy to let investors and those wanting to be within walking distance of facilities.

ACCOMMODATION

An open porch with part glazed entrance door opens into the entrance hall with light oak effect laminate wood floor. The kitchen has a range of cream base and wall units incorporating a stainless steel sink/drainer, with space for a cooker and fridge/freezer, plumbing for a washing machine and housing the Glow Worm Fuelsaver MKII boiler. The living room has a light oak effect laminate wood floor and sliding patio doors to outside.

Stairs from the entrance hall rise up to the first floor landing with airing cupboard with tank and shelving. There are two double bedrooms and the bathroom has a bath with a Mira Sport shower over, a pedestal basin and wc.

OUTSIDE

The tarmac driveway with adjacent lawn with shrubbery has parking space for two cars leading to the timber garden shed (12' x 7') with double doors opening onto the drive and a door opening onto the rear garden. There is scope to create additional parking space to the front should this be required and subject to the necessary permissions.

The rear garden has a patio entertaining area with a raised flower and shrub border with central steps leading up to a lawn which in turn has further steps leading up to a further raised flower and shrub border.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band B

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2118-2032-7248-7410-8254>

FIXTURES & FITTINGS

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

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
E-mail: info@nickchampion.co.uk
View all of our properties for sale and to let at:
www.nickchampion.co.uk

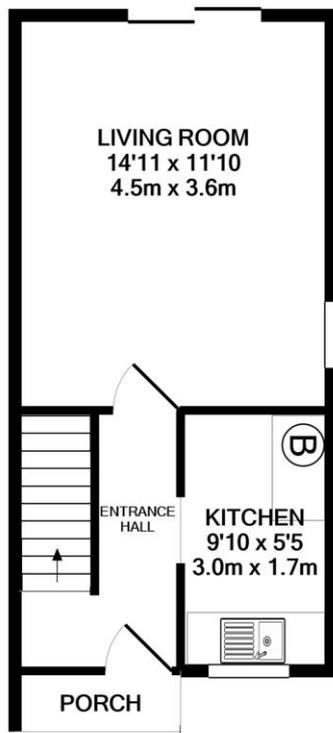
LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

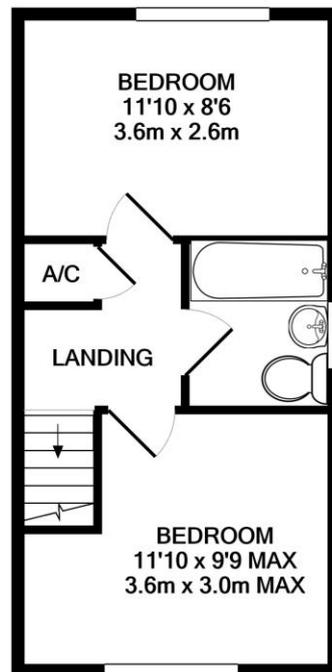
Photographs taken on 12th June 2021.
Particulars prepared June 2021.







GROUND FLOOR



FIRST FLOOR



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 ©2021

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.