



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

FLAT 2, 13 TEME STREET TENBURY WELLS, WORCESTERSHIRE, WR15 8BB

OFFERS IN EXCESS OF
£60,000



**A SPACIOUS FIRST FLOOR FLAT FOR COMPLETE RENOVATION
IN A PERIOD PROPERTY IN A TOWN CENTRE LOCATION.**

- OPEN PLAN KITCHEN/LIVING ROOM • DOUBLE BEDROOM • SHOWER ROOM • EPC RATING E

NICK CHAMPION LTD

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

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Leominster – 9.5 miles, Ludlow – 10 miles,
Bromyard – 11 miles, Kidderminster – 18 miles,
Worcester – 22 miles, Hereford – 23 miles,
M5 Junction 6 – 24 miles, Birmingham – 38 miles.

DIRECTIONS

The property is located on Teme Street opposite the 16 Teme Street Office of Nick Champion as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Flat 2, 13 Teme Street is conveniently situated in the town centre within level walking distance of all of the 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. The property is within the Tenbury Wells Conservation Area.

Flat 2, 13 Teme Street is a spacious apartment set on the first floor of a period 19th Century property. The property is in need of significant updating. The property is offered with no upward chain and would be ideal for buy-to-let investors, first time buyers, and those looking to be within walking distance of shops and services.

ACCOMMODATION

A door off Teme Street opens into the communal stairwell rising up to the first floor communal landing from which an entrance door opens into a small hall leading to the open plan kitchen/living room with kitchen area with a range of blue painted base and wall units incorporating a sink/drain, with space for appliances, and the living room has a range of fitted shelving and cupboards and an airing cupboard with a hot water cylinder and shelving. A door opens into a small corridor leading to the shower room with electric shower, hand basin and wc. A step from the living room drops down into the spacious double bedroom which has an understairs cupboard.

OUTSIDE

The property does not have any allocated parking or garden space

TENURE

Leasehold

Short particulars of the Lease:

Date: 27.03.1990 Term: 99 years from 25.09.1989

Ground Rent: £80 rising to £160 per annum

Please contact the Agent for information on Maintenance, Management and Insurance Charges.

SERVICES

Mains water, drainage and electricity are connected.

Electric night storage heating.

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151

Council Tax Band A

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3732-2020-7209-0940-1296>

VIEWING

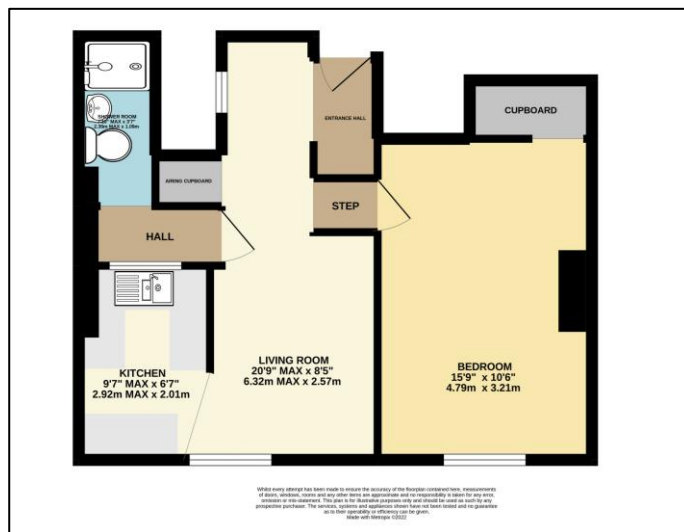
By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555

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www.nickchampion.co.uk

Photographs taken on 19th October 2022

Particulars prepared October 2022



N218 Printed by Ravensworth 01670 713330

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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.