



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

BRIDGE COTTAGE

TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8AE

GUIDE PRICE

£100,000



A DETACHED COTTAGE FOR IMPROVEMENT IN A TOWN CENTRE LOCATION.

- GALLEY KITCHEN • LIVING ROOM • UTILITY ROOM • CLOAKROOM • CONSERVATORY
- BEDROOM • DRESSING ROOM/BEDROOM • SHOWER ROOM • BOILER ROOM • GARDENS • PARKING • EPC RATING E

NICK CHAMPION LTD

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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 between Teme Bridge and The Bridge Hotel as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Bridge Cottage 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 and overlooks the River Teme and its historic bridge.

Bridge Cottage is a detached Victorian cottage with low maintenance gardens and parking. The property is in need of significant updating and in the past has flooded and it is therefore assumed that the property will be difficult to mortgage. The property is offered with no upward chain and would be of interest to buy-to-let investors and those looking to be within close walking distance of shops and services.

ACCOMMODATION

The entrance door opens into the living room with a gas fire and an opening through to the galley kitchen which has a range of wood effect base and wall units incorporating a stainless steel sink/drain, with an integral Indesit electric oven and Beko ceramic hob. The utility room has plumbing for a washing machine, a separate cloakroom with wc, a glazed door to outside and an opening with steps leading down to the conservatory which overlooks the river.

Stairs rise up from the living room to a small landing off which are a bedroom and dressing room with fitted wardrobes which could be converted back to a single bedroom, and both these rooms lead on through to a second landing leading to the shower room with a Mira shower, pedestal basin and wc, and to the boiler room housing the Worcester combi boiler.

OUTSIDE

The property has a parking space. There are patios to three sides of the cottage with ample space for plant pots and patio furniture.

TENURE

Freehold

SERVICES

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

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151
Council Tax Band C

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/2086-3921-8200-4712-6200>

VIEWING

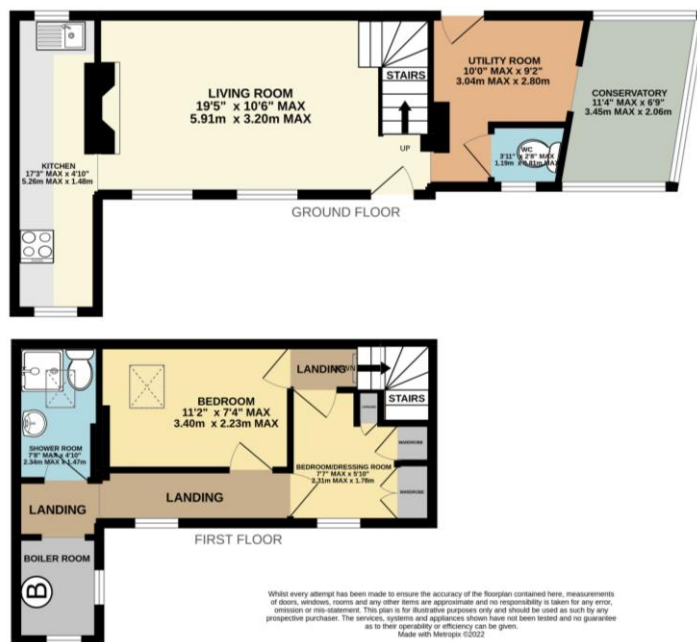
By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555

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Photographs taken on 25th October 2022

Particulars prepared October 2022



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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.