



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

OAKSIDE

BOG LANE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8FE

GUIDE PRICE

£425,000



**AN INDIVIDUAL MODERN DETACHED HOUSE IN A POPULAR RESIDENTIAL AREA
WITHIN WALKING DISTANCE OF THE SCHOOLS AND TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- VAULTED LIVING ROOM
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- SECOND DOUBLE BEDROOM & BATHROOM
- UTILITY ROOM & CLOAKROOM
- INTEGRAL GARAGE
- DRIVEWAY PARKING
- WEST FACING GARDEN

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.5, Leominster – 9.5, Bromyard – 10.5, Ludlow – 10.5, Kidderminster – 18.5, Worcester - 22, M5 Junction 6 – 24, Birmingham – 37.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after 0.4 mile turn right onto Morningside before taking the first right onto Bog Lane and the driveway to the property is the first on the left hand side.

SITUATION & DESCRIPTION

Oakside is set back off Bog Lane, a popular residential area off Berrington Road within the Tenbury Wells Conservation Area, convenient for both the local schools and also within walking distance of 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.

Oakside is an individual modern detached house constructed circa 2009 of brick elevations under a tiled roof and provides spacious and well-appointed accommodation with the main expanse found on the first floor with a striking feature being the vaulted ceiling in the living area. Oakside benefits from wood effect UPVC framed double glazing, mains services including gas fired central heating, a fully fitted kitchen and quality bathroom suites. The property has ample parking space, an integral garage and an established west-facing rear garden.

ACCOMMODATION

A part glazed entrance door opens into the entrance hall with understairs cloaks area and a cloakroom with a hand basin and wc. The utility room has fitted white laminate base units incorporating a sink/drain, with plumbing for a washing machine, space for a tumble drier, and leads to the integral wide single garage with an up and over metal garage door and housing the Worcester combi boiler.

Stairs from the entrance hall rise up to the split level first floor landing. The kitchen/breakfast room has fitted white and duck egg blue laminate units incorporating a sink/drain, integral appliances including a dishwasher, fridge, freezer, electric oven and induction hob with an extractor hood over, and has a part glazed door to outside and an opening through to the impressive living room with a vaulted ceiling and a Gazco gas woodburner style fire on a slate hearth with an oak surround. French doors open into the conservatory which in turn has French doors opening onto the rear garden.

The master bedroom has freestanding white laminate wardrobes and an ensuite with a thermostatic shower in a large cubicle, a pedestal basin, wc and heated towel rail. There is a second double bedroom, and a bathroom with a corner bath, vanity basin unit, wc and heated towel rail.

OUTSIDE

The brick block paved driveway flanked by raised shrub and flower borders provides ample parking space for up to four cars leading to the integral single garage. Steps rise up to a gated side access to the enclosed west facing rear garden with an al fresco patio entertaining area, a level lawn, raised shrub and flower borders, a vegetable plot and a timber garden shed.

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 D

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0345-3028-5203-5057-2200>

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

View all of our properties for sale and to let at:
www.nickchampion.co.uk

Photographs taken on 21st June 2023
Particulars prepared July 2023.

what3words: ///knees.spreads.afterglow







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 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.