



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

24 THE OAKLANDS

TENBURY WELLS, WORCESTERSHIRE, WR15 8FB

GUIDE PRICE

£265,000



**A MODERN SEMI-DETACHED FAMILY HOUSE IN A POPULAR RESIDENTIAL AREA
WITHIN WALKING DISTANCE OF THE LOCAL SCHOOLS AND MARKET TOWN CENTRE.**

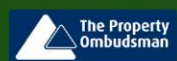
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- SOUTH-WEST FACING GARDEN
- DRIVEWAY PARKING
- ACCESSIBLE LOCATION

NICK CHAMPION LTD

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www.nickchampion.co.uk



24 THE OAKLANDS, TENBURY WELLS, WORCESTERSHIRE, WR15 8FB

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.8, Leominster – 10, Ludlow – 11, Kidderminster – 19, Hereford – 22, Worcester – 23, M5 Junction 6 – 25, Birmingham – 38.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster and after 0.3 mile turn left onto Bromyard Road. Proceed for 0.4 mile before turning right onto The Crescent and take the first left onto The Oaklands and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

24 The Oaklands is situated within a popular residential area within walking distance of the local primary and secondary schools and 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.

24 The Oaklands is a modern semi-detached house constructed circa 2002 of mellow brick elevations under a tiled roof with driveway parking space for two cars and a south-west facing tiered rear garden. The property benefits from UPVC framed double glazing and mains services including gas fired central heating with a Worcester combi boiler. The property has been upgraded by the present owner with contemporary replacement kitchen and family bathroom suites.

ACCOMMODATION

The open porch has a part glazed door opening into the entrance hall with understairs store cupboard. The kitchen/breakfast room has a range of white laminate base and wall units incorporating a stainless steel sink/drainer, and integral appliances including an AEG electric oven, Schott Ceran induction hob with extractor hood over, plumbing for a washing machine or dishwasher, and space for an undercounter fridge. The dining room has a laminate wood floor. The spacious sitting room has a decorative fireplace with a marble effect hearth and wood surround capable of housing a gas fire, and sliding patio doors open onto the rear garden. The utility room has plumbing for a washing machine and houses the Worcester combi boiler, and could be converted back to a ground floor cloakroom with hand basin and wc if required.

Stairs from the sitting room rise up to the first floor landing with an airing cupboard with shelving. The master bedroom has an ensuite with a thermostatic shower, hand basin and wc. There are two further double bedrooms, and a family bathroom with a bath with fixed head mixer shower over, vanity basin unit, wc and heated towel rail.

OUTSIDE

The property has a tarmac driveway with parking space for two cars and a gated side path leads to the enclosed south-west facing tiered rear garden which has a decked entertaining area, a patio seating area with space for pots, raised planters, attractive established beds and borders and steps leading up to 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 C

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0274-3931-0209-2527-9204>

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

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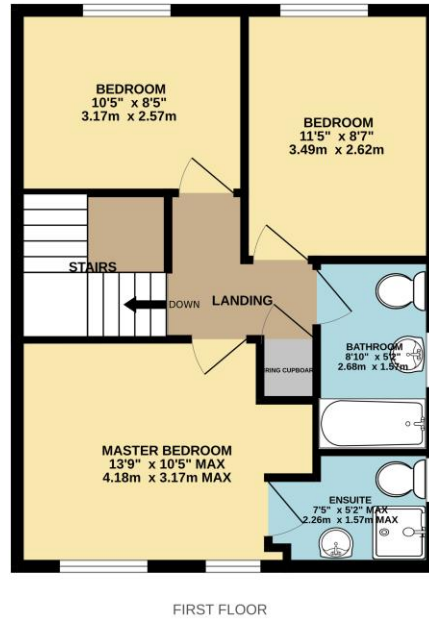
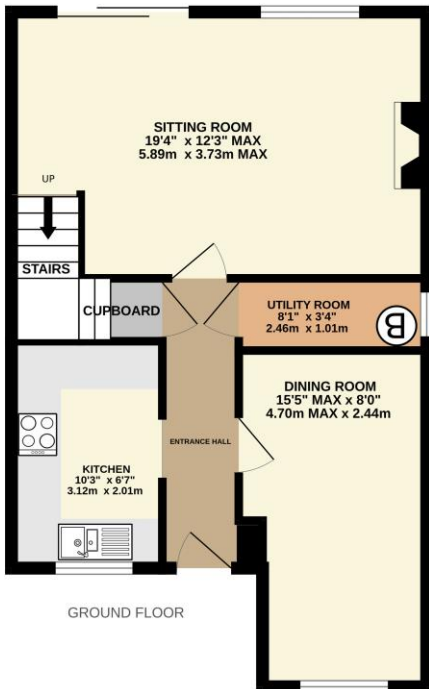
Photographs taken on 1st November 2023

Particulars prepared November 2023.

what3words: ///engraving.attic.smarter







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.