



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

18 BORDERWAY

BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8AX

GUIDE PRICE

£215,000



**A SEMI-DETACHED ESTATE HOUSE IN A POPULAR RESIDENTIAL AREA
CLOSE TO THE PRIMARY SCHOOL AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/DINER
- SITTING ROOM

- THREE BEDROOMS
- FAMILY BATHROOM

- DRIVEWAY AND CARPORT
- GENEROUS GARDENS

NICK CHAMPION LTD

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

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

www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.7, Ludlow – 10, Leominster – 10.5, Kidderminster - 18, Worcester - 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

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 Forresters Road and after 0.1 mile at the T junction turn right onto Borderway and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a popular residential area close to Burford Primary School and is within level 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, primary and secondary schools, a swimming pool and gym, a cinema, and a range of clubs and societies.

18 Borderway is a semi-detached house constructed circa 1987 of brick elevations under a tiled roof. The property is set on a generous plot and benefits from UPVC double glazing, gas fired central heating, driveway parking space with a carport and level front and rear gardens. The property would benefit from some redecoration, is offered with no upward chain and would suit a wide variety of applicants including first time buyers, buy to let investors and those wanting to be within level walking distance of amenities.

ACCOMMODATION

A canopy porch with a part glazed door opens into the entrance hall. The sitting room has an electric wall mounted fire with a marble effect hearth. The kitchen/diner has a range of cream fitted units incorporating a stainless steel sink/drainage, space for a cooker with an extractor hood over, space for a fridge/freezer, plumbing for a washing machine, housing for the Glow-worm Flexicom 15hx boiler, a useful understairs larder cupboard, French doors opening onto the garden and a part glazed door opening into the carport.

Stairs from the entrance hall rise up to the first floor landing which has an airing cupboard with a tank and shelving. There are two double bedrooms, one of which has fitted wardrobes. There is a third single bedroom. The family bathroom has a bath with a Triton T70 gsi electric shower over, a pedestal basin, wc and heated towel rail.

OUTSIDE

The tarmac driveway with carport has parking space for two cars and the adjacent lawn has shrub and flower plots and hedging. A solid gate opens into the rear garden which has patio and gravel seating areas with space for pots and a garden shed, and there is a fenced lawn with shrub and flower borders to the side.

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2831-8370-2194-2655>

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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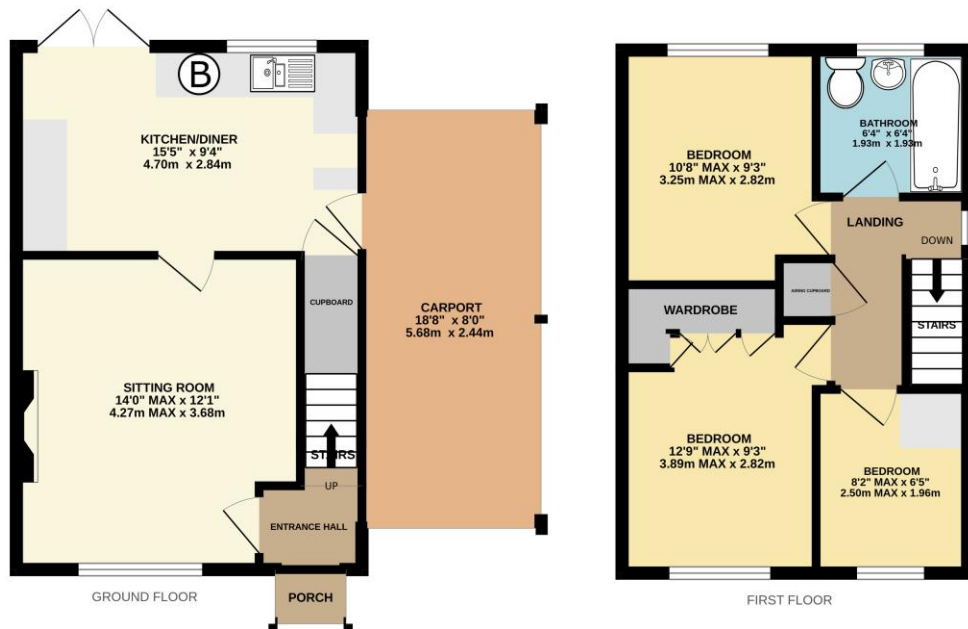
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what3words: ///decorator.tasks.womanly





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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.