



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE MALTINGS

3 COLLEGE COURT, TENBURY WELLS,
WORCESTERSHIRE, WR15 8RQ

GUIDE PRICE

£275,000



**A SINGLE STOREY BARN CONVERSION IN A POPULAR RESIDENTIAL AREA
WITHIN LEVEL WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- KITCHEN/DINER
- SPACIOUS SITTING ROOM
- TWO BEDROOMS
- BATHROOM
- LOW MAINTENANCE GARDEN
- DRIVEWAY PARKING

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.4, Leominster – 9.5, Ludlow – 11, Kidderminster – 19, Worcester – 22, Hereford – 22, M5 Junction 6 – 24.5.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.2 mile turn right onto Berrington Road. Take the third turning on the right into College Court and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a small barn conversion development off Berrington Road in the Tenbury Wells Conservation Area within level walking distance of the market town centre. Tenbury Wells offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies. The property is within the catchment areas for Tenbury C of E Primary School and Tenbury High Ormiston Academy which are both currently rated 'Good' by Ofsted.

The Maltings, 3 College Court is a semi-detached barn conversion converted circa 1993 with mellow brick elevations under a clay tiled roof. The property offers well-appointed accommodation on a single storey with the benefit of double glazing, gas fired central heating, an easy care garden and driveway parking. The property is offered with no upward chain and would benefit from some upgrading. It will suit a wide range of buyers, especially those looking to be within close level walking distance of the town centre.

ACCOMMODATION

A part glazed door opens into the entrance hall with access to all rooms and an airing cupboard housing the Worcester combi boiler. A glazed door opens into the sitting room which has a woodburning stove on a quarry tiled hearth and French doors opening onto the garden. A glazed door also opens into the kitchen/dining room which has a feature timber framed and glazed wall, a range of cream painted wooden fitted units incorporating a ceramic sink/drain, with space for a cooker with an extractor hood over, space for a fridge/freezer, plumbing for a washing machine, and a part glazed door to outside. The master bedroom has built in wardrobes with hanging rails and shelving. The second bedroom has a skylight. The bathroom has a bath with a mixer shower attachment, a pedestal basin and wc.

OUTSIDE

To the front of the property there is a gravel area for pots. The tarmac driveway at the rear has space for two cars and a gate opens into the garden which has a patio al fresco entertaining area, gravel with space for pots, shrub and flower borders, a raised fish pond and a timber outbuilding forming a store (7'1" x 5'4"), potting shed (5'6" x 4' max) and a log store (4'10" x 2'9").

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0868-2816-6796-2800-0351>

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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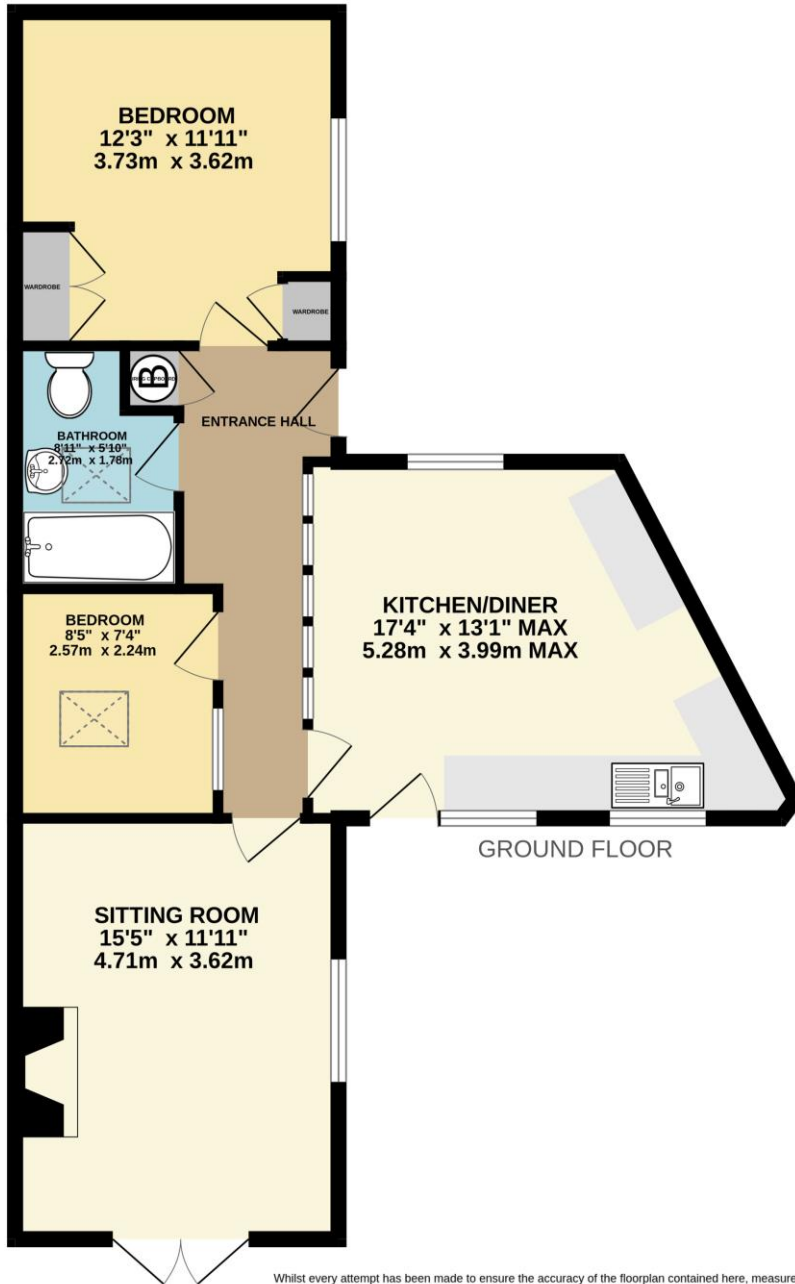
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Photographs taken on 23rd July 2024

Particulars prepared August 2024 and updated 21.08.24 and 09.09.24.







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.