



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

25A TEME STREET

TENBURY WELLS, WORCESTERSHIRE, WR15 8BB

GUIDE PRICE

£99,950



**A QUIRKY AND CHARACTERFUL LEASEHOLD FLAT SET OVER TWO STOREYS
IN A PERIOD PROPERTY IN A TOWN CENTRE LOCATION.**

- KITCHEN/BREAKFAST ROOM • LIVING ROOM • TWO DOUBLE BEDROOMS
- THIRD BEDROOM/DRESSING ROOM/STUDY • BATHROOM • EPC RATING E

NICK CHAMPION LTD

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www.nickchampion.co.uk



25A TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BB

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 in the centre of Teme Street on the west side as indicated by a Nick Champion 'For Sale' board. To access the property proceed up the gated alley to the south of Tenbury News, 23 Teme Street and follow it around to the right and a wooden gate opens into a courtyard garden for 25 Teme Street and the metal external steps to 25A Teme Street will be found on the right hand side.

SITUATION & DESCRIPTION

25A Teme Street 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, swimming pool and gym, and a range of clubs and societies. The property is within the Tenbury Wells Conservation Area.

25A Teme Street is a quirky and characterful apartment set across the first and second floors of a period property. The property has a modern kitchen, a mains gas fired Worcester combi boiler, exposed beams and bay windows overlooking the town centre. The property is offered with no upward chain and would be ideal for buy-to-let investors, first time buyers, and those looking to be within walking distance of shops and services.

ACCOMMODATION

The part glazed entrance door opens into the entrance hall with fitted store cupboard. The bathroom has a bath with a Newlec Calypso Plus shower over, a pedestal basin and wc. The kitchen/breakfast room has a range of fitted wooden units incorporating a stainless steel sink and drainer, integral appliances including a dishwasher, fridge/freezer, electric oven and ceramic hob with an extractor hood over, plumbing for a washing machine and housing the Worcester 28i Junior boiler. An inner hall leads through to the living room with a bay display window, and to a double bedroom with a bay display window. Stairs from the kitchen/breakfast room rise up to a door onto a first floor landing area leading through to a double bedroom with eaves storage, with a door through to a bedroom/dressing room/study, also with eaves storage.

OUTSIDE

The property does not have any allocated parking or garden space.

TENURE

Leasehold

Short particulars of the Lease:

Date: 22.11.2004 Term: 125 years from 22.11.2004

Please contact the Agent for information on Ground Rent, Maintenance, Management and Insurance Charges.

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 A

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/8090-3676-5129-6427-2983>

VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

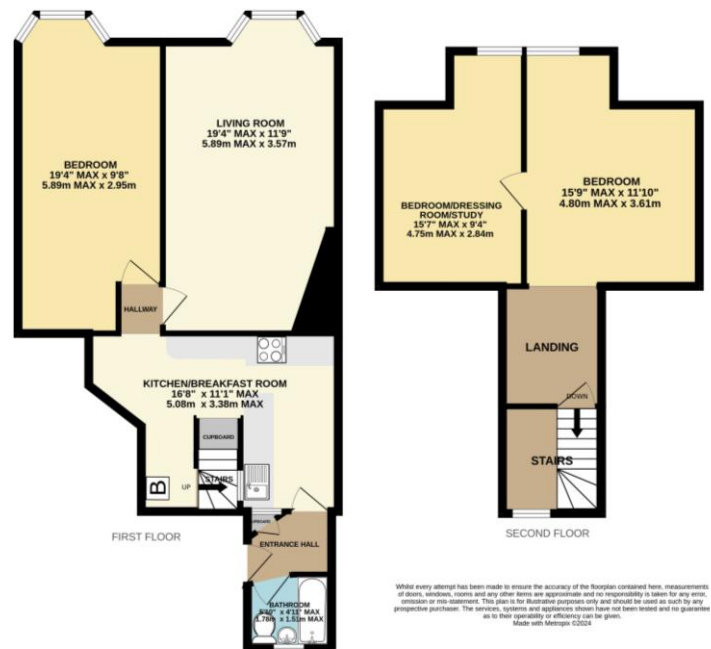
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.