

1 ARCHERS WAY

BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8LB

**GUIDE PRICE
£325,000**

**A DETACHED BUNGALOW ON A GENEROUS END PLOT
IN A MUCH SOUGHT AFTER BUNGALOW DEVELOPMENT.**

- KITCHEN/DINING ROOM
- SITTING ROOM AND SUN ROOM
- THREE BEDROOMS
- SHOWER ROOM AND CLOAKROOM
- AMPLE DRIVEWAY PARKING
- LEVEL GARDENS

1 ARCHERS WAY, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8LB

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.4, Ludlow – 10, Leominster – 11, Bromyard – 11, 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 left onto the A456 in the direction of Leominster/Shrewsbury. After 0.2 mile turn right onto Boraston Lane and take the second right onto Archers Way and the property will be found immediately on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated on a generous end plot in a popular bungalow only development in Burford, within level walking distance of the market town centre of Tenbury Wells which offers many facilities including a variety of supermarkets, shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, primary and secondary schools, and a range of clubs and societies.

1 Archers Way is a detached bungalow constructed circa 1988 of brick faced and rendered elevations under a tiled roof, with a later garage conversion creating a further double bedroom/dining room. The property is in good decorative order and benefits from a modern kitchen and shower room suite, UPVC framed double glazing, gas fired central heating with a Worcester boiler, attractive front and rear gardens, and ample driveway parking space. The property is offered with no upward chain.

ACCOMMODATION

A glazed entrance door opens into the porch/sunroom and an adjacent cloakroom has a wc and plumbing for a hand basin. Sliding glazed patio doors open into the sitting room which has an electric coal effect fire on a marble hearth with a painted wood surround. The kitchen/dining room has a tiled floor, a range of light wood fitted units incorporating a stainless steel sink/drainer, integral appliances including a Prima electric eyeline oven and a Prima gas hob with an extractor hood over; plumbing for a washing machine, space for a fridge/freezer, and houses the Worcester Greenstar Ri boiler. The inner hall has a tiled floor, an airing cupboard with an immersion tank and shelving, and a part glazed door opening onto the inset side porch. The master bedroom has a vanity basin, fitted wardrobes and a bay display window. There is a single bedroom, and the shower room has a large corner shower with a Triton T80 electric shower, a vanity basin, wc and heated towel rail. A further double bedroom which could also be utilised as a dining room is located off the living room and has sliding glazed patio doors opening onto the rear garden.

OUTSIDE

The property has ample parking space on the tarmac and brick block paved driveway. The front garden is mostly laid to lawn with established shrubs, ornamental trees, flower beds and borders. A gated side path leads around to the enclosed rear garden which has a patio seating area with space for pots, a further wooden decked seating area, a lawn, mature shrub hedges and a timber garden shed (8' x 6').

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2682-1580-2925-5375>

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 22nd August 2025

Particulars prepared August 2025

what3words: //menu.events.clattered

Flood Risk (Checked on 28.08.25 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea: Very Low

Surface water: Very Low

Mobile Coverage (Checked on Ofcom: 28.08.25)

Three: Good outdoor and in-home

EE: Good outdoor, variable in-home

O2, and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 28.08.25)

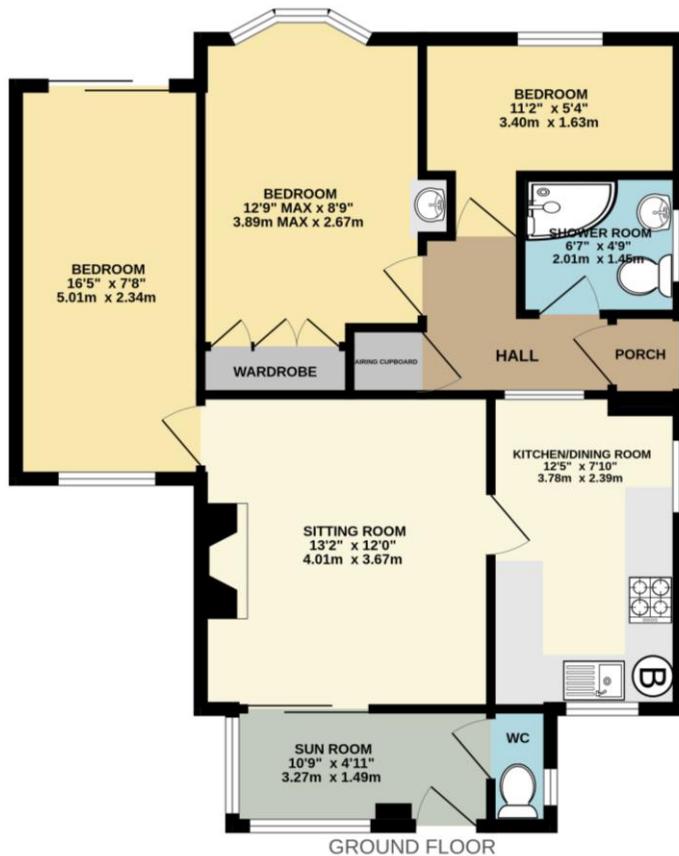
Standard: 17 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – 900 Mbps (highest download) / 900 Mbps (highest upload)







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