



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 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.**

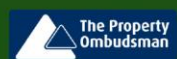
- KITCHEN/DINING ROOM
- THREE BEDROOMS
- AMPLE DRIVEWAY PARKING
- SITTING ROOM AND SUN ROOM
- SHOWER ROOM AND CLOAKROOM
- LEVEL GARDENS

### NICK CHAMPION LTD

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

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# 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/drainage, integral appliances including a Prima electric eyeliner 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](http://www.nickchampion.co.uk)

Photographs taken on 22<sup>nd</sup> 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)

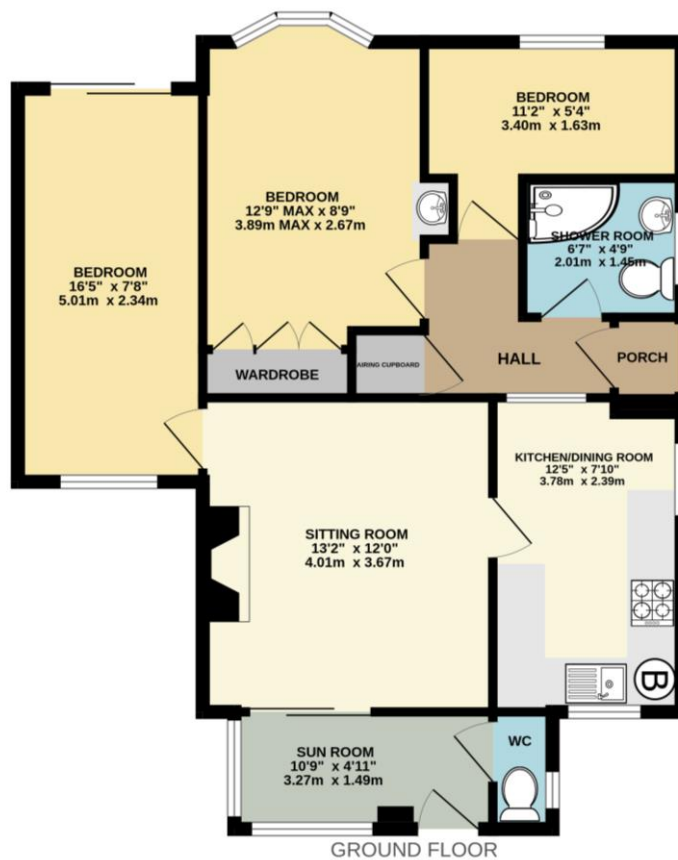
Ultrafast – 900 Mbps (highest download) / 900 Mbps (highest upload)











Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

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.