NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

11 GODSONS CLOSE

TENBURY WELLS, WORCESTERSHIRE, WR15 8HY

GUIDE PRICE
£165,000

AN END-TERRACED ESTATE HOUSE WITH DRIVEWAY PARKING AND AN ENCLOSED REAR GARDEN CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- TWO BEDROOMS
- SHOWER ROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING

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www.nickchampion.co.uk

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APPROXIMATE DISTANCES (MILES)
Tenbury Wells – 0.2, 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 south and take the B4204 sign posted Clifton-upon-Teme. Take the second right hand turn into Godsons Close before turning left and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION
The property is situated in a popular residential development within close level walking distance of the town centre, and also within walking distance of the primary and secondary schools. The market town of Tenbury Wells 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.

11 Godsons Close is an end-terraced estate house constructed circa 1990 of brick elevations under a tiled roof. The property benefits from a recently updated shower room suite, mains services including gas fired central heating with a Worcester combi boiler, partial UPVC framed double glazing, a low maintenance garden, and two driveway parking spaces. The property would suit a variety of applicants including first time buyers, buy-to-let investors and those looking to be within walking distance of the town centre.

ACCOMMODATION
A part glazed entrance door opens into the living room leading through to the kitchen/breakfast room which has a range of fitted units incorporating a stainless steel sink/drainer, with space for a cooker and fridge/freezer, plumbing for a washing machine, and a part glazed door opens onto the rear garden.

From the living room stairs rise up to the first floor landing with an airing cupboard with shelving and housing the Worcester combi boiler. There are two bedrooms and a shower room with a dual head thermostatic shower in a large walk-in enclosure, a pedestal basin, wc and heated towel rail.

OUTSIDE
To the front of the property there are two parking spaces on a tarmac driveway flanked by a gravel strip with space for pots. The enclosed rear garden has two tiers of gravel with space for seating and pots, a gated access onto Kyrewood Road, and a concrete pad adjacent to the house which was formerly the site of a conservatory.

TENURE
Freehold

SERVICES
Mains water, drainage and electricity are connected.
Electric heating.

LOCAL AUTHORITY
Malvern Hills District Council – Tel: 01684 862151
Council Tax Band B

FIXTURES & FITTINGS
Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE
EPC Rating C – Full details available on request or by following the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2156-1610-2596-0661

ANTI-MONEY LAUNDERING
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING
By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555
View all of our properties at:
www.nickchampion.co.uk

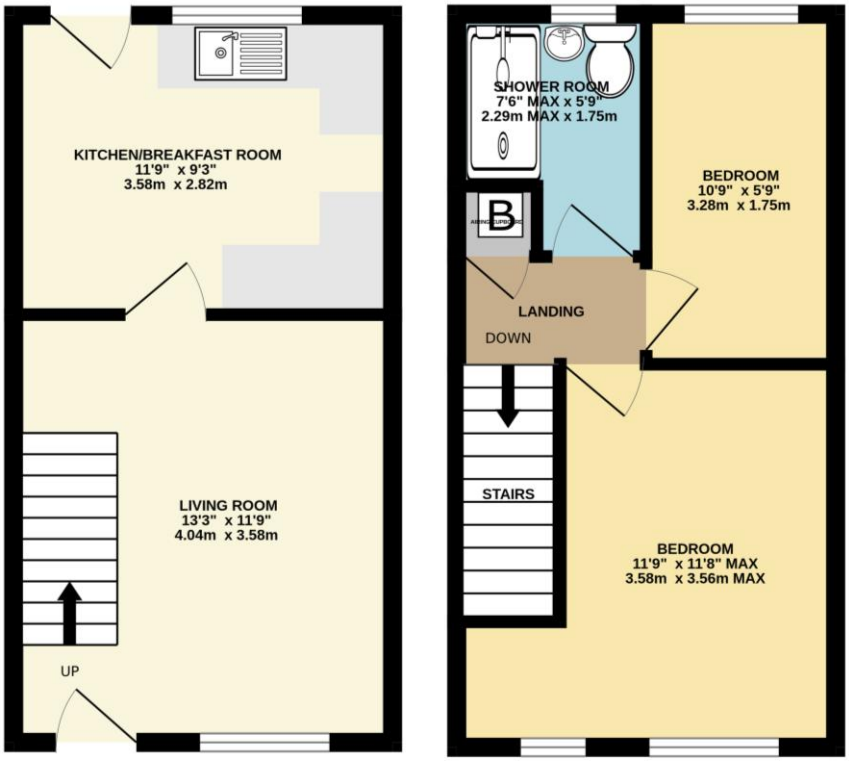
Photographs taken on 17th September 2026
Particulars prepared September 2026
Particulars updated: 14th October 2026

what3words: ///stealing.greyhound.decreased

Flood Risk (Checked on 30.09.26 on
https://check-long-term-flood-risk.service.gov.uk/postcode)
Surface water: Very Low
Rivers and the sea: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: There is a risk of flooding from reservoirs in this area.

Mobile Coverage (Checked on Ofcom: 30.09.26)
EE: Good outdoor, variable in-home
O2 and Three: Good outdoor
Vodafone: Variable outdoor

Broadband Availability (Checked on Ofcom: 30.09.26)
Standard: 17 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)
Ultrafast – Not available



GROUND FLOOR

FIRST FLOOR

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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.