



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

18 MOUNT ORCHARD

TENBURY WELLS, WORCESTERSHIRE, WR15 8DW

GUIDE PRICE
£295,000



**AN UPDATED SEMI-DETACHED BUNGALOW WITH ATTRACTIVE GARDENS
IN A MUCH SOUGHT AFTER BUNGALOW DEVELOPMENT
WITHIN WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- SITTING ROOM AND CONSERVATORY
- BATHROOM
- ESTABLISHED GARDENS

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.6, Ludlow – 8.5, Leominster – 9.5, Bromyard – 11, Kidderminster – 18.5, Worcester – 22, Hereford – 22, M5 Junction 6 – 24, Birmingham – 37.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 for 0.5 mile before turning left onto Mount Orchard 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 popular bungalow only residential development within walking distance of the local primary and secondary schools and the market town centre of Tenbury Wells which offers many facilities including a variety of supermarkets, shops and services, a library, doctors' surgery, cottage hospital, swimming pool and gym, cinema, and a range of clubs and societies.

18 Mount Orchard is a very well-presented semi-detached bungalow constructed circa 1972 of brick faced and rendered elevations under a tiled roof, with a later conservatory extension. The property is in good decorative order and benefits from a modern kitchen and bathroom suite, UPVC framed double glazing, gas fired central heating with a recently installed Viessmann combi boiler, attractive front and rear gardens, ample driveway parking space and an attached garage. The property is offered with no upward chain.

ACCOMMODATION

A glazed entrance door opens into the inset porch which in turn opens into the entrance hall. The kitchen/dining room has grey fitted units with marble effect worktops incorporating a ceramic sink/drain, with integral Lamona appliances including a fridge, freezer, electric oven and ceramic hob with an extractor hood over, an Indesit washing machine and housing for the Viessmann combi boiler. A part glazed door leads through to the conservatory which has sliding patio doors opening onto the garden. The sitting room has a woodburning stove on a quarry tiled hearth with a decorative wooden surround and a picture window overlooking the front garden. There are two double bedrooms, and the bathroom has a bath with a thermostatic dual head shower over, a vanity unit with a hand basin and wc, and a heated towel rail.

OUTSIDE

The property has three parking spaces on the tarmac driveway leading to the attached garage with up and over metal garage door, power, light and a door to the garden. The front garden is stoned with established shrubs and flowers, and space for pots. A gated side access leads into the enclosed rear garden which has space for a bistro table and chairs adjacent to the bungalow, with steps leading up through attractive flower and shrub borders which are host to an array of perennial plants, to the lawn with a further sunny seating area at the top of the garden.

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 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/4100-6651-0222-3696-3463>

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 4th April 2026

Particulars prepared April 2026

what3words: ///crackled.down.lock

Flood Risk (Checked on 24.04.26 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: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 24.04.26)

EE, O2, and Three: Good outdoor, variable in-home

Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 24.04.26)

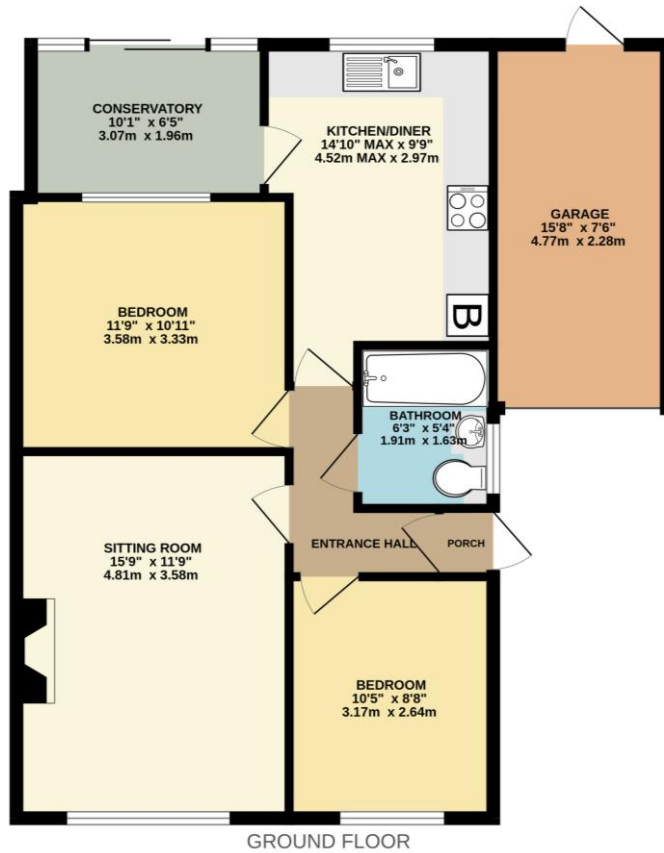
Standard: 15 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 79 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – Not available







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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N218 Printed by Ravensworth 01670 713330

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.