



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 2 THE MEWS

RIVERSIDE, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8DX

OFFERS IN EXCESS OF  
**£210,000**



**AN UPDATED MID-TERRACED HOUSE WITH GARDENS, A GARAGE AND PARKING  
SITUATED WITHIN CLOSE WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- KITCHEN
- SPACIOUS LIVING ROOM

- THREE BEDROOMS
- SHOWER ROOM AND CLOAKROOM

- GARAGE AND PARKING
- GARDENS AND FISHING RIGHTS

### NICK CHAMPION LTD

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



## 2 THE MEWS, RIVERSIDE, TENBURY WELLS, WORCESTERSHIRE, WR15 8DX

### APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.2, Leominster – 10, Ludlow – 10.5, 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 onto Market Street before turning right onto Market Square immediately before The Market Tavern. Continue onto Church Street and keeping the Church on your left hand side proceed along Church Street and onto Riverside and 2 The Mews will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

### SITUATION & DESCRIPTION

2 The Mews, Riverside is pleasantly situated overlooking the River Teme within the Tenbury Wells Conservation Area and just off the town centre. The market town of Tenbury Wells offers many 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.

2 The Mews, Riverside is a mid-terraced house constructed of brick faced elevations under a tiled roof. The property has been well-maintained and benefits from replacement UPVC framed double glazed windows and doors, an upgraded kitchen and shower room, a Clearview woodburning stove and mains services including gas fired central heating. The property has front and rear gardens, fishing rights on the River Teme, an integral garage and driveway parking. The property is offered with no upward chain and would suit a wide range of applicants including first time buyers, buy-to-let investors, and those looking to be within level walking distance of the market town centre.

Please note the gardens and garage at 2 The Mews have flooded in the past, but the house itself has not flooded during the current ownership (property purchased in 2002).

### ACCOMMODATION

A canopy porch opens into the entrance hall which has an adjacent cloakroom with hand basin and wc. The kitchen has a range of white fitted units incorporating a stainless steel sink/drain, an integral Neff electric oven and gas hob with an extractor hood over, plumbing for a washing machine, space for a fridge/freezer, and a part glazed door to outside. The spacious living room has a Clearview woodburning stove and French doors opening onto the garden.

Stairs from the entrance hall rise up to the first floor landing which has an airing cupboard housing the Worcester Greenstar Ri boiler, immersion tank and shelving. There are two double bedrooms each with built-in wardrobes. A generous single bedroom is currently utilised as a dressing room and has fitted wardrobes. The shower room has a thermostatic shower, a vanity unit incorporating a hand basin and wc, and heated towel rail.

### OUTSIDE

The enclosed front garden has a paved path, a lawn, flower and shrub borders and a small stoned seating area, and a wicket gate opens onto a path leading to a grassy area on the riverbank. The property has two driveway parking spaces in front of the integral garage with a metal up and over garage door, power and light. The adjacent garden has a lawn, flower border and a paved path leading from the garage and driveway to the property.

### 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 C – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9334-3060-5207-5376-2204>

### 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)

what3words: ///tissue.domain.amazed

Flood Risk (Checked on 25.03.26 on

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

Rivers and the sea: Low

Surface water: 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: 25.03.26)

Three: Good outdoor and in-home

EE: Good outdoor, variable in-home

O2 and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 25.03.26)

Standard: 19 Mbps (highest download) / 1 Mbps (highest upload)

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

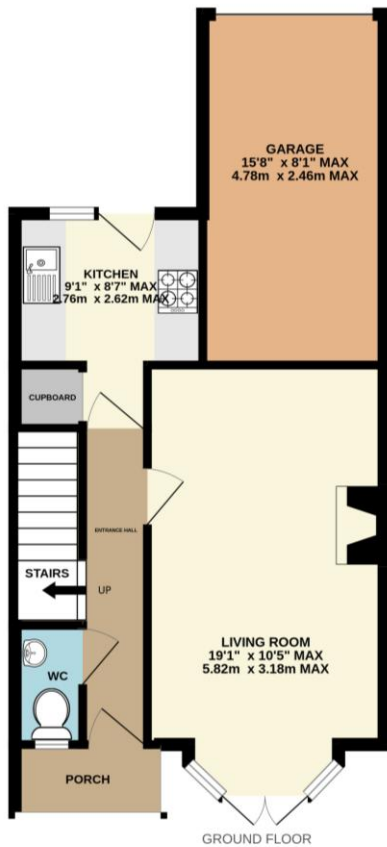
Ultrafast – Not available

Photographs taken on 9<sup>th</sup> March 2026 and 10<sup>th</sup> March 2026

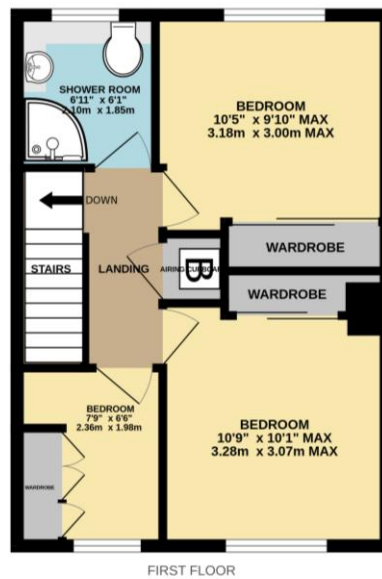
Particulars prepared March 2026 and updated: 15.05.26







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 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.