



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 2 GREENHILL GARDENS

TENBURY WELLS, WORCESTERSHIRE, WR15 8DU

GUIDE PRICE  
**£275,000**



**A LINK-DETACHED BUNGALOW WITH A LARGE SOUTH-WEST FACING GARDEN  
WITHIN CLOSE LEVEL WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- MODERN KITCHEN
- LIVING ROOM & CONSERVATORY
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- GARAGE & DRIVEWAY PARKING
- ESTABLISHED GARDENS

**NICK CHAMPION LTD**

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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 first right hand turn into Greenhill Close and the property will be found in the top left-hand corner as indicated by a Nick Champion 'For Sale' board.

### SITUATION & DESCRIPTION

The property is situated in the top corner of a popular development within close walking distance of the town centre and 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.

2 Greenhill Gardens is a link-detached bungalow constructed circa 1990 of brick elevations under a tiled roof, with the addition of a conservatory overlooking the rear garden. The property is in good decorative order and benefits from a modern kitchen and shower room suite, UPVC double glazing, gas fired central heating with a Worcester combi boiler, attractive level gardens, driveway parking and an attached garage. The property is offered with no upward chain.

### ACCOMMODATION

A canopy porch over the entrance door opens into the entrance hall with a cupboard housing the Worcester combi boiler, with shelving and hanging space. The kitchen has a range of white laminate fitted units incorporating a stainless steel sink/drain, with integral appliances including a fridge, dishwasher, electric oven, microwave, ceramic hob with extractor hood over, and with a part glazed door to the conservatory. The living room has a coal effect electric fire with a painted wood surround, and sliding patio doors opening onto the garden. There are two double bedrooms, the larger of which has fitted wardrobes. The shower room has a dual head thermostatic shower in a large cubicle, a pedestal basin, wc, integral shelving and a heated towel rail.

### OUTSIDE

The property has ample parking space on the tarmac driveway leading to the attached garage with an up and over metal garage door, fitted base units incorporating a stainless steel sink/drain, plumbing for a washing machine, space for a tumble dryer and a fridge/freezer, and a part glazed door to the conservatory.

The front garden has a gravel area with space for pots, an ornamental tree to the centre, and flower borders. The enclosed south-west facing rear garden is deceptively long and incorporates a patio al fresco entertaining area, a timber store and potting shed, and gravel paths meander through attractive and established shrub and flower borders, past a pond and greenhouse, to a 'wild' garden area beyond.

### 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 D

### ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8100-6596-0822-5590-3653>

### 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)

Flood Risk (Checked on 08.01.26 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: 08.01.26)

EE and Three: Good outdoor, variable in-home

O2 and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 08.01.26)

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

Superfast: 76 Mbps (highest download) / 17 Mbps (highest upload)

Ultrafast – Not available

Photographs taken on 10<sup>th</sup> June 2025

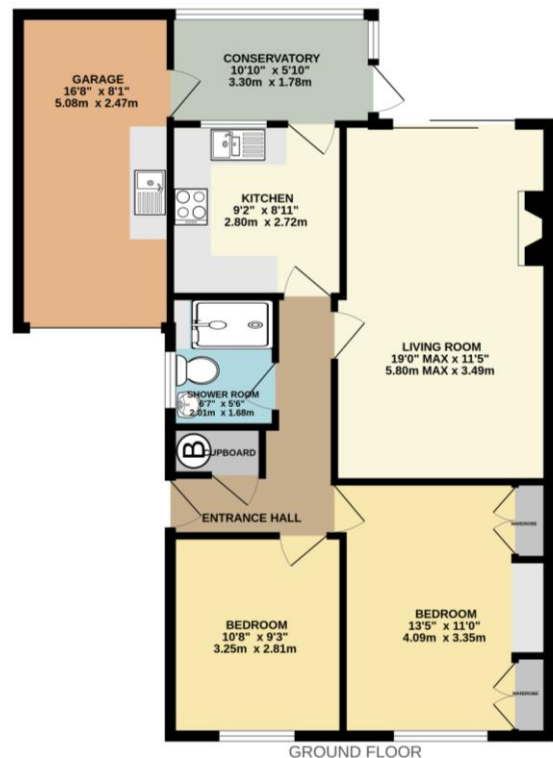
Particulars prepared June 2025

Particulars updated: 04.07.25, 19.09.25 and 08.01.26

what3words: ///wove.broad.sleepers







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.