



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

1 MEADOW RISE

BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8DZ

GUIDE PRICE

£145,000



**AN END-TERRACED ESTATE BUNGALOW WITH GARDENS AND DRIVEWAY PARKING
CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE BEDROOM

- BATHROOM
- GENEROUS LEVEL GARDENS

- CARPORT AND STORE
- DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.7, Ludlow – 10, Leominster – 10.5, 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 right onto the A456 in the direction of Kidderminster. After 0.3 mile turn left onto Forresters Road and after 0.1 mile at the T junction turn right onto Borderway before taking the first left onto Meadow Rise 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 area close to Burford C of E Primary School and is within walking distance of the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, primary and secondary schools, a swimming pool and gym, a cinema, and a range of clubs and societies.

1 Meadow Rise is an end-terraced bungalow constructed circa 1980 of brick faced elevations under a tiled roof. The property benefits from mainly UPVC framed double glazing, partial electric night storage heating, driveway parking space and generous gardens. The property requires some upgrading and has scope to extend subject to the necessary permissions. The property is offered with no upward chain and would suit a wide variety of applicants including first time buyers, buy to let investors and those wanting to be within walking distance of amenities.

ACCOMMODATION

A part glazed door opens into the entrance porch which has a glazed door through to the open plan kitchen/living room which has a spacious living area and a kitchen with a range of fitted wooden wall units, a stainless steel sink/drainage, plumbing for a washing machine, space for a cooker and fridge/freezer. The inner hall leads to the double bedroom with a glazed door opening out onto the garden and an airing cupboard housing the immersion tank, and to the bathroom which has a bath with a Triton Cara electric shower over, a pedestal basin, wc and electric heated towel rail.

OUTSIDE

To the front of the property there is a tarmac driveway leading to a lean-to carport providing two parking spaces with a door to the store beyond which in turn has a door through to the rear garden. The front garden is mostly laid to lawn with a central shrub and a gravel area for pots. The enclosed rear garden is west facing and has two patio seating areas, a lawn and a timber garden shed.

TENURE

Freehold

SERVICES

Mains water, drainage and electricity are connected.
Partial electric storage heating.

LOCAL AUTHORITY

Shropshire Council – Tel: 0345 678 9000
Council Tax Band A

FIXTURES & FITTINGS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2836-1323-0600-0013-4202>

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 13th July 2026

Particulars prepared July 2026

what3words: ///huts.mixed.cope

Flood Risk (Checked on 16.07.26 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: 16.07.26)

O2: Good outdoor and in-home

EE and Three: Good outdoor, variable in-home

Vodafone: Good outdoor

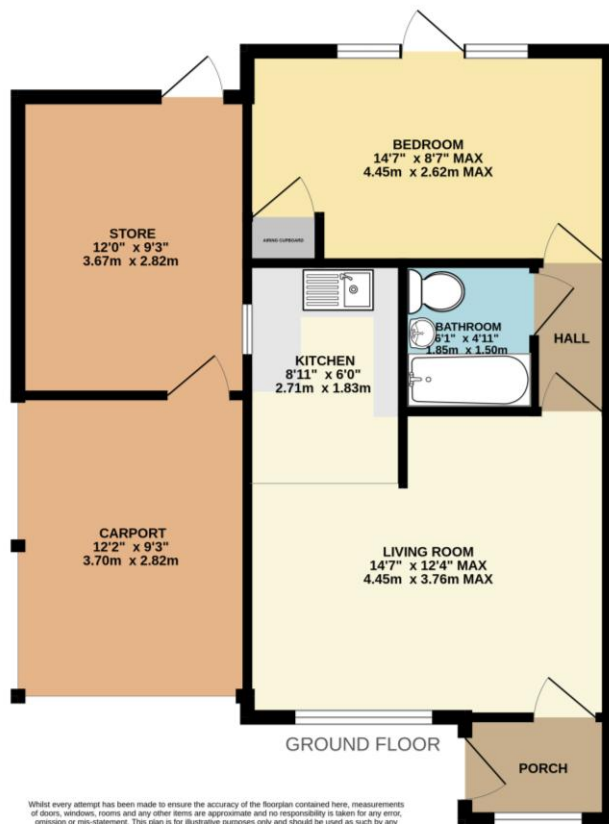
Broadband Availability (Checked on Ofcom: 16.07.26)

Standard: 18 Mbps (highest download) / 1 Mbps (highest upload)

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

Ultrafast – 1,800 Mbps (highest download) / 300 Mbps (highest upload)





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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.