



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

25A TEME STREET

TENBURY WELLS,
WORCESTERSHIRE, WR15 8BB

GUIDE PRICE

£89,950



**A QUIRKY AND CHARACTERFUL LEASEHOLD APARTMENT SET OVER TWO STOREYS
IN A PERIOD PROPERTY IN A TOWN CENTRE LOCATION
IDEALLY SUITED TO BUY TO LET INVESTORS.**

- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- SPACIOUS LIVING ROOM
- THIRD BEDROOM/DRESSING ROOM
- EPC RATING E

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



25A TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BB

APPROXIMATE DISTANCES (MILES)

Leominster – 9.5, Ludlow – 10, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

DIRECTIONS

The property is located in the centre of Teme Street on the west side as indicated by a Nick Champion 'For Sale' board. To access the property proceed up the gated alley to the south of Tenbury News, 23 Teme Street and follow it around to the right where a wooden gate opens onto a courtyard garden for 25 Teme Street, with metal external steps leading up to 25A Teme Street on the right hand side.

SITUATION & DESCRIPTION

25A Teme Street is conveniently situated in the market town centre of Tenbury Wells within level walking distance of all of the 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. The property is within the Tenbury Wells Conservation Area.

25A Teme Street is a quirky and characterful apartment set across the first and second floors of a period property. The property has a modern kitchen, a mains gas fired Worcester combi boiler, exposed beams, and bay windows overlooking the town centre. The property is offered with no upward chain and would be ideal for buy-to-let investors, first time buyers, and those looking to be within walking distance of shops and services. The property offers the opportunity to generate a good gross rental yield.

ACCOMMODATION

The part glazed entrance door opens into the entrance hall with a fitted store cupboard. The bathroom has a bath with a Newlec Calypso Plus shower over, a pedestal basin and wc. The kitchen/breakfast room has a range of fitted wooden units incorporating a stainless steel sink and drainer, integral appliances including a dishwasher, fridge/freezer, electric oven and ceramic hob with an extractor hood over, plumbing for a washing machine and housing the Worcester 28i Junior boiler. An inner hall leads through to the living room with a bay display window, and to a double bedroom with a bay display window. Stairs from the kitchen/breakfast room rise up to a door onto a landing area leading through to a double bedroom with eaves storage, with an adjoining bedroom/dressing room/study, also with eaves storage.

N.B. The second floor bedroom and bedroom/dressing room/study are situated in the eaves and head height is restricted.

OUTSIDE

The property does not have any allocated parking or garden space.

TENURE

Leasehold

Short particulars of the Lease:

Date: 22.11.2004 Term: 125 years from 22.11.2004

A Service Charge of £207.53 per quarter covers Ground Rent and Insurance Charges.

Please contact the Agent for further information on Ground Rent, Insurance, Maintenance and Management arrangements.

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 A

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/8090-3676-5129-6427-2983>

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

what3words: ///curries.lime.innovator

Flood Risk (Checked on 06.05.26 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: 06.05.26)

Three: Good outdoor and in-home

EE and O2: Good outdoor, variable in-home

Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 06.05.26)

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

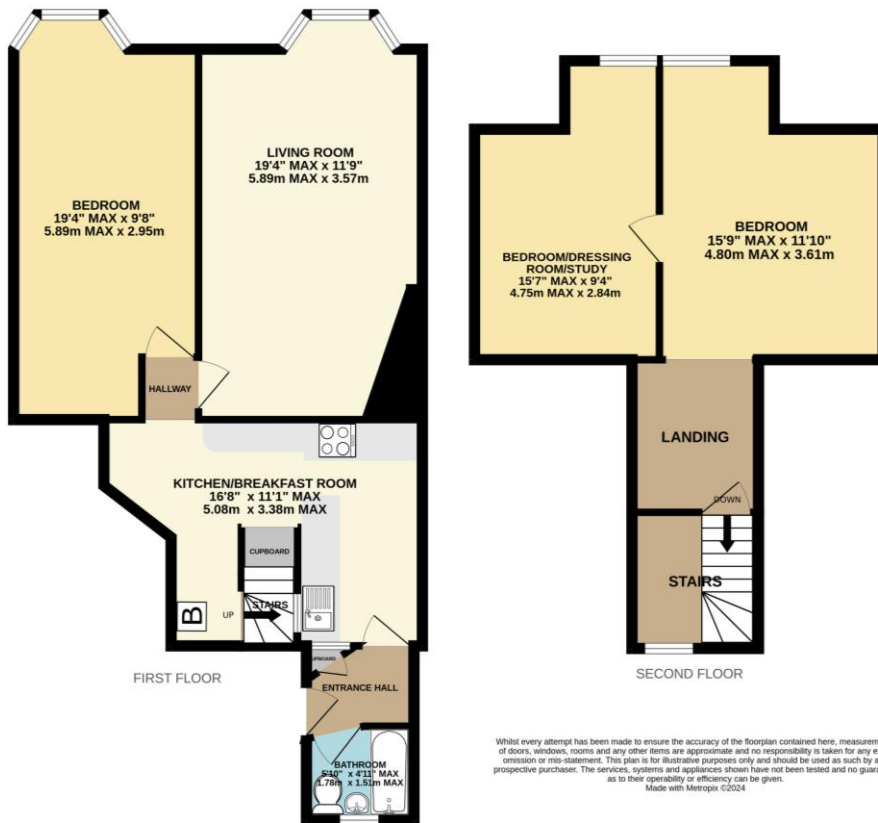
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – Not available

Photographs taken on 1st May 2026

Particulars prepared May 2026





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.