NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

# 24 OAK TREE CLOSE

**BURFORD, TENBURY WELLS,**
**WORCESTERSHIRE, WR15 8NQ**

**GUIDE PRICE**
**£200,000**



**AN IMMACULATE AND EXTENDED MID-TERRACED ESTATE HOUSE**
**WITH A GARDEN AND THREE PARKING SPACES**
**SITUATED WITHIN WALKING DISTANCE OF THE LOCAL SCHOOL AND MARKET TOWN CENTRE.**

- KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- TWO BEDROOMS
- BATHROOM
- EASY CARE GARDEN
- THREE PARKING SPACES

NICK CHAMPION LTD
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www.nickchampion.co.uk

# 24 OAK TREE CLOSE, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8NQ

**APPROXIMATE DISTANCES (MILES)**
Tenbury Wells – 0.7, Ludlow – 10, Leominster – 10.5, Bromyard – 11.5, 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 T Junction turn right onto the A456 signed Kidderminster. Proceed for 0.3 mile before turning left onto Forresters Road and at the T junction turn left again onto Borderway and take the first left onto Oak Tree Close. The property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

**SITUATION**
The property is situated in a popular residential area within level walking distance of the town centre and the local primary school. 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.

24 Oak Tree Close is a mid-terraced estate house constructed circa 1980 of brick elevations under a tiled roof which has been completely upgraded by the present owner over the past five years with the benefit of a ground floor extension creating spacious and modern living, with UPVC framed double glazed windows and doors, a low maintenance enclosed rear garden and three parking spaces. The property would suit a wide variety of applicants including first time buyers, buy-to-let investors and those just looking to be within walking distance of shops and services.

**ACCOMMODATION**
A part glazed door opens into the entrance hall. The kitchen/dining room has a range of grey and white laminate fitted units and a breakfast bar, and incorporates a stainless steel sink/drainer, integral appliances including an electric double oven, induction hob with an extractor hood over, fridge/freezer, and has plumbing for a washing machine. The spacious sitting room has French doors opening onto the rear garden.

Stairs from the entrance hall rise up to the first floor landing. The master bedroom has mirror fronted fitted wardrobes housing the Worcester combi boiler and with hanging rails and shelving, and there is a generous second single bedroom. The bathroom has a bath with a thermostatic dual head shower over, a pedestal basin, wc and heated towel rail.

**OUTSIDE**
To the front of the property there is one parking space on a gravel driveway with an adjacent paved path leading to the entrance door. The enclosed rear garden has a patio al fresco entertaining area bordered by gravel with space for pots, a timber garden shed and a solid gated rear access opens onto a paved path leading to the two allocated parking spaces accessed via Spring Close.

**TENURE**
Freehold

**SERVICES**
Mains water, drainage, gas and electricity are connected.
Gas fired central heating – Worcester combi boiler.

**LOCAL AUTHORITY**
Shropshire District 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 C – Full details available on request or by following the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/7636-3029-5609-0427-8202

**ANTI-MONEY LAUNDERING**
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**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 27th October 2026
Particulars prepared November 2026 and updated: 06.11.26

what3words: ///bits.living.opts

Flood Risk (Checked on 02.11.26 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: 02.11.26)
Three: Good outdoor and in-home
EE: Good outdoor, variable in-home
O2 and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 02.11.26)
Standard: 16 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: 66 Mbps (highest download) / 13 Mbps (highest upload)
Ultrafast: 1800 Mbps (highest download) / 220 Mbps (highest upload)

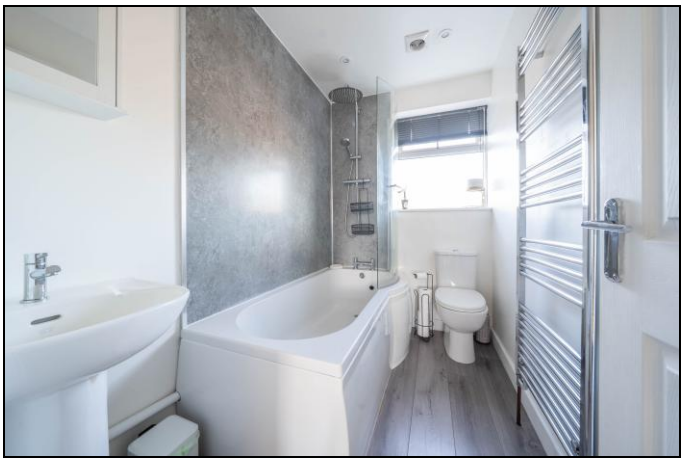




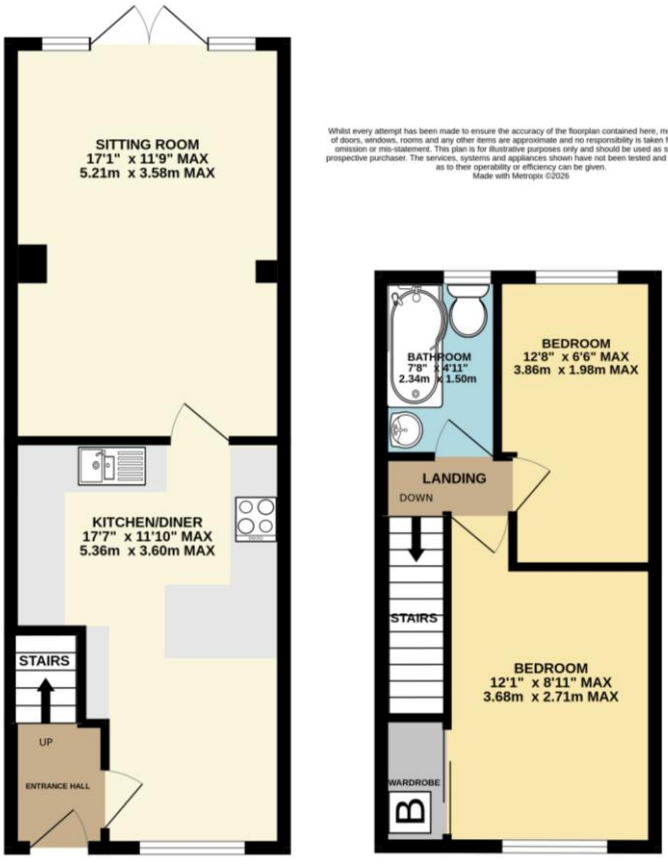





HARIBO
Happy Cola








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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GROUND FLOOR

FIRST FLOOR

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.