



16 Orchard Way, Leigh, Worcester, WR6 5LF

£300,000

A well presented, extended, semi-detached property located in a cul-de-sac within a village situated close to Worcester and Malvern, and overlooking woodland at the rear.

The property offers accommodation comprising:-porch, lounge with stairs to first floor, fitted kitchen opening to dining/living room, with door to garden, three bedrooms including two doubles and a single and a refitted bathroom. Outside there is ample parking on the drive plus private rear garden with large outbuilding. Benefitting from oil fired central heating and double glazing and is offered for sale with no onward chain. Viewing highly recommended.



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PORCH 5'9" x 4'1" (1.77m x 1.27m)

uPVC double glazed door and adjacent opaque double glazed window, radiator, dark wood effect floor. Door to:

LOUNGE 14'8" x 14'6" (4.49m x 4.44m)

Front aspect and side aspect double glazed windows, stairs to first floor, continuing wood effect floor, decorative fireplace, double radiator, understairs cupboard. Door to:

KITCHEN 14'9" x 9'10" (4.50m x 3.01m)

With fitted units including Beko electric range style cooker, double oven and grill, fridge and freezer, space for slimline dishwasher, (appliance included) one and a half bowl sink unit, corner carousel cupboard, utility cupboard with plumbing for washing machine.

Open to:

LIVING/DINING ROOM 13'8" x 11'3" (4.17m x 3.45m)

With double radiator, velux roof lights, large rear aspect double glazed window and door to the garden.

LANDING

With side aspect double glazed window, hatch to boarded loft space with light and drop down ladder, central heating thermostat.

Doors to:

BATHROOM

Rear aspect opaque double glazed window, P shaped bath with rainfall and adjustable showers, mixer tap to centre, concealed shelving, WC, floating wash basin with fitted drawers, heated towel rail, fully tiled walls and floor, extractor fan.

BEDROOM TWO 8'5" x 9'4" (2.58m x 2.85m)

Rear aspect double glazed window, radiator.

BEDROOM ONE 16'1" x 8'10" (4.92m x 2.70m)

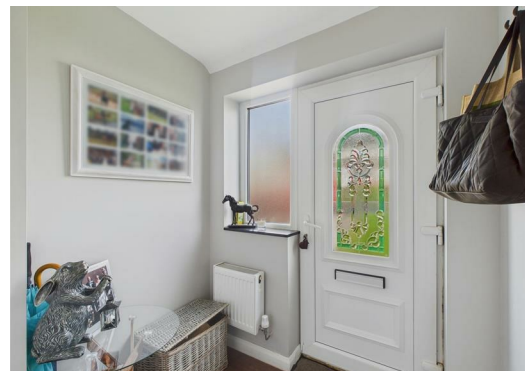
Front aspect double glazed window, radiator, built-in wardrobes with dressing table, corner fitted cupboard.

BEDROOM THREE 8'10" x 6'0" (2.70m x 1.85m)

Front aspect double glazed window, radiator, built-in cupboards.

OUTSIDE

At the rear of the property raised beds adjoin the lawn, large timber framed outbuilding (2.5m x 2.3m and 2.5m x 2.5m approx) separated into two with doors at the front and rear with light points and power. The rear garden overlooks woodland owned by The Fold at Bransford. From there, there is a path leading to the Bransford Golf Course. The oil tank for the heating is located at the rear of the property. At the front of the property a long drive gives ample parking plus an open plan lawned garden.



DIRECTIONS

From the office of Allan Morris on Worcester Road, travel towards Malvern Link. At the first set of traffic lights turn left then bear immediate right towards Leigh Sinton along the Newtown Road, which then becomes Leigh Sinton Road. Follow along the Leigh Sinton Road for approximately 2 miles towards the village of Leigh Sinton and at the T-junction with the Hereford Road turn right. Continue along the road until reaching the traffic island next to the Bank House Hotel and turn left and first left again onto Suckley Road, after a short distance turn left into Orchard Way and number16 can be found on the left hand side.

what3words

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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected, plus oil fired central heating. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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