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LAND & NEW HOMES

1, Orchard Close, Hereford, HR4 8DG
Price £430,000

1 Orchard Close

Hereford

This delightful detached dormer bungalow commands an elevated position, located centrally within the popular village of Moreton On Lugg. With three double bedrooms, two separate reception rooms, large kitchen/breakfast room and utility room, the property extends to a total of 1,767ft2

Outside, the property is located in the middle of the generous plot providing ample outside space with gardens to all 4 sides as well as the garage, driveway providing parking and the unusual bonus of a spacious roof terrace.

In summary, this bungalow is a wonderful opportunity for anyone looking to settle in a peaceful area, its spacious accommodation and charming location is sure to appeal to a wide range of buyers.

Do not miss the chance to make this lovely property your new home CALL 01432 - 266007 TO ARRANGE YOUR VIEWING

- Detached chalet bungalow
- Three double bedrooms
- Central village location
- Large Kitchen/breakfast room
- Attached garage with roof terrace
- Well maintained gardens to all sides
- Separate living room and dining room
- Downstairs shower room
- En-suite shower to 1st floor bedroom
- Recently replaced double glazing

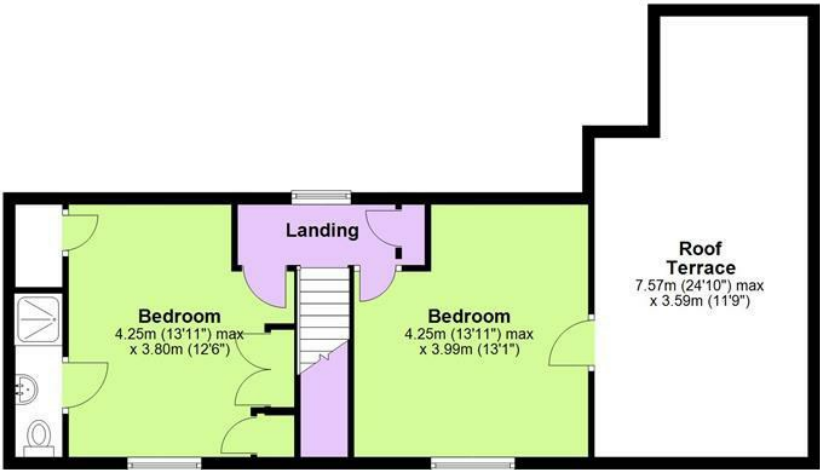
Material Information
Price £430,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: D
EPC: E (40)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.
Ground Floor
Approx. 97.8 sq. metres (1052.6 sq. feet)



First Floor
Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 164.2 sq. metres (1767.3 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Property Description

The well presented accommodation has benefitted from improvements over the last few years including replacement double glazing throughout, new central heating boiler and updated consumer unit. The property is entered via the main entrance door into the hallway which has stairs up to the first floor with storage cupboard under and wooden doors leading off. The downstairs bedroom is at the front of the property and could easily be re-purposed as an extra reception room if desired, there is a downstairs shower room with tiled walls, walk in shower, heated towel rail, fitted shelving, sink and WC. The living room benefits from dual aspects and has an electric fire with mantle over and is open to the dining room which features a double glazed window to the rear and a glazed door into the kitchen/breakfast room. The kitchen extends across the back of the property and has a range of matching wall and base units with drawers, fitted wine rack, Bosch double oven, 1 1/2 bowl ceramic sink, integrated fridge and freezer, AEG induction hob with extraction over, AEG integrated dishwasher and door to the rear. There is a breakfast bar dividing the kitchen from the breakfast area that has a window to the rear and large sliding patio doors out to the side garden. Carpeted stairs rise from the hallway to the landing where there is an airing cupboard with radiator, access to the eaves storage and doors to the bedrooms. Bedroom one has a range of fitted wardrobes and a fitted storage cupboard and a door to the en-suite shower room that comprises of a WC, wash basin and tiled shower cubicle. Bedroom two has access to eaves storage and a double glazed door leading out onto the large roof terrace that has views over the surrounding countryside.

Dimensions

- Living Room - 13'4 x 12'10 (4.6m x 3.9m)
- Dining Room - 9'11 x 9'7 (3.02m x 2.92m)
- Kitchen/Breakfast Room - 22'3 x 9'6 (6.78m x 2.90m)
- Downstairs Bedroom - 11'10 x 9'6 (3.61m x 2.90m)
- Bedroom 1 - 13'11 x 12'6 (4.24m x 3.81m)
- Bedroom 2 -13'11 x 13'1 (4.24m x 3.99m)
- Roof Terrace - 24'10 x 11'9 (7.57m x 3.58m)
- Garage - 16'1 x 8'2 (4.90m x 2.49m)

Gardens & Parking

The property is approached via a tarmac driveway that provides parking for several cars and leads to the garage which has a metal up and over door , light and power. A secure gateway opens to a covered passageway with lighting that to an outside WC and a utility room that has fitted shelving and worktop, space for a tumble dryer and the Ideal wall mounted central heating boiler. The front garden is mainly laid to lawn with terracing down to the stone boundary wall and borders around, to the side of the garage is also laid to lawn with a greenhouse and storage area at the far end. The back of the property is accessed via the kitchen or passageway and is all laid to a large stone patio across the rear which leads to the side garden that features further patio from the patio doors, lawn with a path to a metal gate giving access to the front garden.

Location

This property is situated within the popular village of Moreton on Lugg, 4 miles North of Hereford city centre. Local amenities include primary school, village shop, post office, fish and chip shop and bus service. Marden and Wellington villages are nearby and both have a further range of amenities including a doctors surgery. The property falls in the catchment area for Aylestone High School and there are school bus services to Wellington and Aylestone schools

Services

All mains services are connected to the property

Tenure - Freehold

Mobile Phone Coverage

Please visit <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband

- Type download upload Availability
- Standard 1 Mbps 0.3 Mbps Good
- Superfast 43 Mbps 8 Mbps Good
- Ultrafast 1800 Mbps 900 Mbps Good
- Networks in your area - Airband, Openreach

Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From the office head North on the A49. On leaving the city continue for approx 2 miles before taking a right hand turn signposted Moreton on Lugg, go through the village until seeing the Post Office and the property is the next on the right hand side. What3words:///tucked.cages.mason



