

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED 2 BEDROOMED REFURBISHED SEMI-DETACHED BUNGALOW IN A POPULAR CUL DE SAC LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH REFITTED KITCHEN, REFITTED BATHROOM, ENCLOSED PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY PARKING**

**EPC: D NO CHAIN**

## Guide Price: £269,950

31 Orchard Place, Ledbury, Herefordshire HR8 2XD



## 31 ORCHARD PLACE

### Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

### Property Description

A well presented semi-detached bungalow situated in a popular residential cul de sac on the outskirts of Ledbury.

The refurbished accommodation has the benefit of double glazing and gas fired central heating (with radiators). It comprises a reception hall, sitting room, refitted kitchen, two bedrooms and a refitted bathroom with WC.

Outside there is a single garage, additional driveway parking and gardens which are enclosed and private to the rear.

### ACCOMMODATION:

#### Reception Hall

With double glazed front door. Single radiator. Telephone point. Airing cupboard housing a Worcester gas fired boiler. Access to roof space.

#### Sitting Room 4.93m (15ft 11in) x 3.38m (10ft 11in)

With double radiator. TV point. Large double glazed window and double glazed door to rear with pleasant outlook over the garden.

#### Kitchen 3.44m (11ft 1in) x 2.51m (8ft 1in)

Refitted with a range of attractive contemporary units comprising a stainless steel sink with base units under. Further base units. Drawer pack. Tall storage cupboard. Wall mounted cupboards. Work surfaces with upstands and tiled surrounds. Cooker point. Fitted stainless steel chimney hood. Plumbing for washing machine. Coving. Double glazed window to rear with outlook over garden. Double glazed door to side.





**Bedroom 1 3.72m (12ft) x 3.38m (10ft 11in) max.**

With single radiator. Double glazed window to front.

**Bedroom 2 2.42m (7ft 10in) x 2.30m (7ft 5in)**

With single radiator. Double glazed window to front.

**Bathroom**

Refitted with a contemporary white suite comprising a panelled bath with shower over, tiled surrounds and fitted shower screen, wash basin with tiled splashback and a WC. Chrome ladder radiator. Shaver light point. Extractor fan. Double glazed window to side.

**Outside**

The property has a lawned front garden with driveway to side providing off road parking and giving access to a single garage (17' x 8'2) with up and over door, light, power and a personal door to side giving access to the rear garden.

A gateway off the driveway leads to the enclosed and private rear garden which is pleasantly arranged with a paved terrace, lawn and borders with a selection of plants and shrubs. There is a useful outside tap.



**Services**

We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

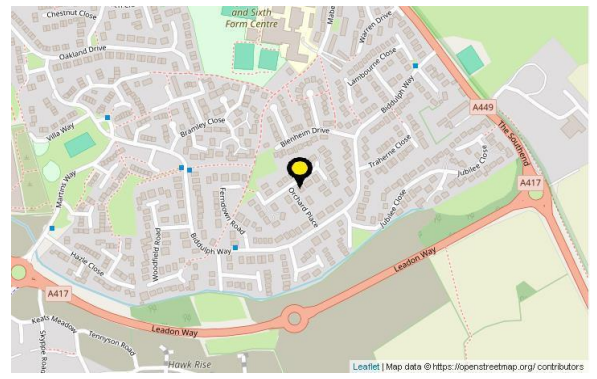
**Tenure**

We are advised (subject to legal confirmation) that the property is Freehold.



## Directions

From the Ledbury office turn right at the traffic lights and proceed along the Southend. Turn right into Biddulph Way, proceed down the hill and turn right again in to Orchard Place. Continue to the t-junction and turn right and the property will be located on the right hand side.



## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND C

## EPC

The EPC rating for this property is D (61)



Total area: approx. 55.4 sq. metres (596.0 sq. feet)



**Ledbury Office**  
**01531 634648**

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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.