



A MODERN WELL APPOINTED LINK-DETACHED HOUSE IN A CONVENIENT RESIDENTIAL LOCATION BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS (1 ENSUITE), ENCLOSED REAR GARDEN, ATTACHED GARAGE AND DRIVEWAY PARKING

EPC: C NO CHAIN

Guide Price: £330,000

2 Orchard Rise, Ledbury, Herefordshire HR8 2GB



2 ORCHARD RISE

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 modern link-detached house conveniently located in a popular small residential cul de sac within Ledbury.

The accommodation benefits from gas fired central heating and double glazing. It is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, a sitting room, fitted dining kitchen and a utility room. On the first floor, the landing gives access to a master bedroom with an Ensuite shower room, two further bedrooms and a family bathroom.

Outside there is an attached single garage with additional driveway parking and an attractive enclosed garden to the rear.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With double glazed front door. Telephone point. Single radiator. Stairs to first floor. Built-in understairs cupboard. Connecting door to garage. Double glazed window to front.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Extractor fan.

Sitting Room 5.04m (16ft 3in) x 3.25m (10ft 6in)

With TV and telephone points. Double radiator. Coving. Double glazed windows to front and side. Multi-pane double doors to dining kitchen.

Dining Kitchen 5.58m (18ft) max. x 3.35m (10ft 10in)

Fitted with a composite sink with base unit under. Further base units. Wall mounted cupboards. Peninsular breakfast bar. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4-ring ceramic hob with integral extractor over. Integral fridge. TV point. Double radiator. Double glazed window to side. Multi-pane double glazed double doors to rear garden.

Utility Room 2.53m (8ft 2in) x 1.96m (6ft 4in)

Fitted with a composite sink with base unit under. Tall storage cupboard. Work surfaces with tiled surrounds. Plumbing for washing machine. Space for tumble dryer. Wall mounted Worcester boiler. Single radiator. Double glazed window to rear. Double glazed door to garden.





Landing

With single radiator. Access to roof space. Airing cupboard with radiator. Double glazed window to side.

Bedroom 1 3.87m (12ft 6in) max. x 3.44m (11ft 1in) max.

With built-in double wardrobe. TV point. Single radiator. Double glazed window to front with pleasant wooded outlook.

Ensuite Shower Room

Fitted with a white suite comprising a tiled shower cubicle, wash basin with tiled splashback and a WC. Extractor fan. Single radiator. Double glazed window to front.

Bedroom 2 3.28m (10ft 7in) x 3.07m (9ft 11in) plus door recess

With large fitted wardrobe. TV point. Single radiator. Double glazed window to rear with pleasant outlook.

Bedroom 3 3.30m (10ft 8in) x 2.22m (7ft 2in)

With TV point. Single radiator. Double glazed window to rear.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over and tiled surrounds, wash basin with tiled splashback and a WC. Extractor fan. Shaver light point. Single radiator. Double glazed window to side.

Outside

To the front of the property there is a stone and paved terrace. A block paved driveway provides off road parking and gives access to an attached single garage (17'6 x 8'6) with remote control garage door, light, power and door to rear.

To the rear of the house in an enclosed garden which is pleasantly arranged with a large paved terrace, further feature circular terrace and an area of lawn. The garden is well stocked with established plants and shrubs.

There are outside lights and a cold water 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.

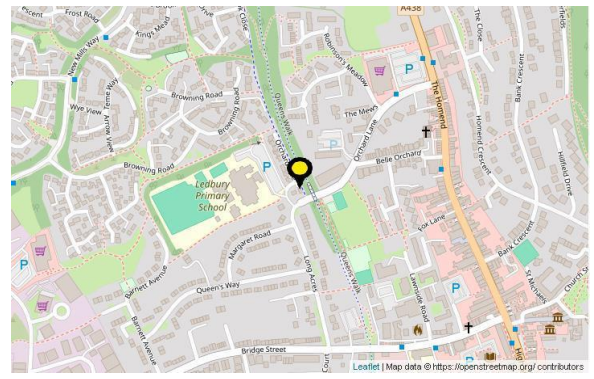
Tenure

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



Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and The Homend. Turn left at the traffic lights by Tesco, continue on past Leaddon Bank care home and just after the bend in the road turn right towards the primary school. Bear right into Orchard Rise and the property will then be found 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: D

EPC

EPC rating: C (75)



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.



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