



**A WELL PRESENTED LINK DETACHED FAMILY HOME CONVENIENTLY SITUATED CLOSE TO BROMYARD TOWN CENTRE OFFERING CONTEMPORARY THREE BEDROOMED ACCOMMODATION WITH TWO RECEPTION ROOMS, KITCHEN, REFITTED BATHROOM, GENEROUS PARKING, SINGLE GARAGE AND AN ATTRACTIVE LANDSCAPED GARDEN.**

**EPC D.**

## 29 Firs Orchard - Guide Price £275,000

Bromyard, Herefordshire, HR7 4BB



# 29 Firs Orchard

## Location & Description

29 Firs Orchard is conveniently located within the popular market town of Bromyard, which offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles distant. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

## Property Description

29 Firs Orchard is a modern link detached home conveniently situated close to Bromyard town centre offering well proportioned accommodation, ideal for a growing family. The owners have invested in the property with a new contemporary bathroom suite and newly laid carpets to the sitting room, stairs and landing. The rear garden has also been landscaped to create a paved seating patio and a lawn bordered by attractive plants and shrubs.

Benefitting from gas fired central heating and double glazed throughout, the accommodation is arranged on the ground floor with an entrance hall, dining room which also includes an area for working from home, kitchen and sitting room with feature wood burning stove. On the first floor a landing leads to three bedrooms and a family bathroom.

Outside, a driveway provides a generous area of parking for up to four vehicles and leads to a **SINGLE GARAGE**.

The accommodation with approximate dimensions is as follows:

### Entrance Hall

Opaque glazed entrance door with matching side panel. Ceiling light, built in storage cupboard, space for coat hooks. Door to

### Dining Room 4.99m (16ft 1in) x 3.38m (10ft 11in)

Coving, two ceiling lights, two radiators. Sliding patio doors to the rear garden. Double doors to Living Room (described later). Open to

### Kitchen 3.64m (11ft 9in) x 2.42m (7ft 10in)

Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Integrated **COOKER**, combination **MICROWAVE** and 4 ring **HOB** with cooker hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Rear facing window enjoying a pleasant outlook overlooking the garden. Coving, ceiling lights, tiled floor.

### Sitting Room 5.16m (16ft 8in) x 4.06m (13ft 1in)

Flooded with natural light through a large front facing window. Coving, ceiling light, radiator, TV point. Feature wood burning stove with slate hearth. Stairs to





### First Floor Landing

Side facing window, ceiling light, access to loft space. Built in cupboard with slatted shelving. Doors to

### Bedroom 1 4.18m (13ft 6in) x 3.04m (9ft 10in)

Large front facing window, ceiling light, radiator, TV point. Built in wardrobe with hanging rails and shelving.

### Bedroom 2 4.26m (13ft 9in) x 2.94m (9ft 6in)

Rear facing window, ceiling light, radiator.

### Bedroom 3 4.26m (13ft 9in) x 2.11m (6ft 10in)

Rear facing window, ceiling light, radiator.

### Refitted Bathroom

Recently refitted bathroom with contemporary suite comprising panel bath with shower over and glazed shower screen, vanity wash hand basin with storage below, low level WC. Side facing opaque glazed window, ceiling light, extractor fan, part tiled walls, towel rail.

### Outside

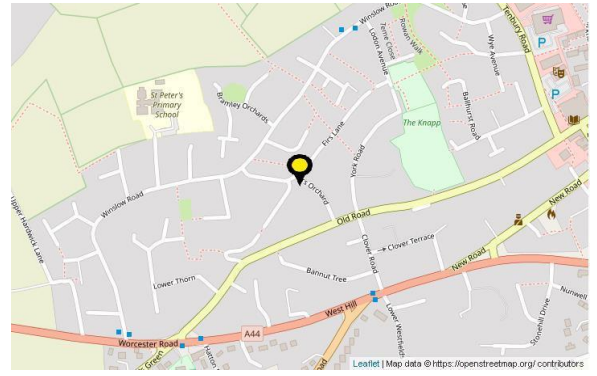
29 Firs Orchard is approached by a tarmac driveway providing a generous area of parking for up to four vehicles and in turn leads to a **DETACHED SINGLE GARAGE** with up and over door, wall mounted gas fired Worcester boiler and personal door to the garden.

The rear garden has been recently landscaped and enjoys a sunny secluded setting. The garden comprises a newly laid patio seating area, lawn with attractive plant borders and a raised terrace housing a **SHED**.



## Directions

Proceed out of Ledbury on the B4214 Bromyard Road and continue through the hamlet of Staplow. At the sharp right hand bend fork left towards Bromyard. Continue to the end of this road and at the A4103 turn right and immediately left towards Bishops Frome. Continue through the village and on towards Bromyard. Upon reaching the end of this road turn right onto the A465 Hereford Road. Proceed for a short distance and turn left onto Panniers Lane. At the T-junction turn left signposted to Leominster and then turn right onto Winslow Road. Continue along Winslow Road proceeding down the hill, turning right into Firs Orchard where the property can be found on the right hand side.



## Services

We have been advised that 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.

## 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"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (66).

GROUND FLOOR  
615 sq. ft. (57.1 sq. m.) approx.

1ST FLOOR  
504 sq. ft. (46.8 sq. m.) approx.



TOTAL FLOOR AREA: 1119 sq. ft. (103.9 sq. m.) approx.  
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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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.



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