

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A VERY WELL PRESENTED THREE BEDROOMED DETACHED BUNGALOW IN A PLEASANT END OF CUL DE SAC LOCATION BENEFITTING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH OPEN PLAN LIVING SPACE, RE-FITTED KITCHEN AND BATHROOM, ENCLOSED PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY PARKING. EPC:C

NO ONWARD CHAIN.

28 Orchard Place - Guide Price £385,000

Ledbury, Herefordshire, HR8 2XD



28 Orchard Place

Location & Description

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

28 Orchard Place is a detached three bedroom bungalow enjoying a corner plot at the head of a cul de sac within the popular Deer Park residential development on the outskirts of Ledbury.

The well presented bungalow has been re-modelled by the current owners creating a spacious living area with open plan kitchen/ dining / living room with views over the garden. Benefitting from gas central heating and double glazing the accommodation comprises a covered porch with useful hand rail, entrance hall, well appointed re-fitted kitchen open to dining area and living room with sliding patio doors to the garden, three bedrooms and a re-fitted bathroom.

Outside the property is approached by a private driveway with off road parking and access to the detached garage. To the front and rear are attractive lawned gardens.

The property is available with no onward chain and the agent recommends an early inspection.

ACCOMMODATION

Covered Porch

Step up. With outside light and handrail.

Entrance Hall

Built-in cloaks cupboard with mirrored sliding doors housing Worcester gas fired boiler, radiator and shelving. Hatch to loft space. Carpet. Pendant light fitting. Doors to:

Open Plan Kitchen/Dining/Sitting Room 6.74m (21ft 9in) x 5.11m (16ft 6in) overall measurement

Kitchen area re-fitted with a range of contemporary units incorporating base cupboards, two tall larder pull out units. Appliances to include **BOSCH MICROWAVE/ OVEN COMBINATION** and **FIVE BURNER GAS HOB** with extractor over. Stainless steel sink unit with composite worksurfaces and upstands over. Plumbing for dishwasher / washing machine. Space for fridge freezer. Tile effect flooring. Double glazed window to side. Breakfast bar with storage and power points. Open to:

Dining/ living room with double glazed window and sliding patio doors onto the garden. Carpet. Two radiators. Two pendant light fittings.





Bedroom 1 3.66m (11ft 10in) x 3.59m (11ft 7in)

With double glazed window to front. Fitted wardrobes. Radiator. Carpet. Pendant light fitting.

Bedroom 2 3.25m (10ft 6in) x 2.71m (8ft 9in)

With double glazed window to front. Radiator. Carpet. Pendant light fitting.

Bedroom 3 2.45m (7ft 11in) x 2.27m (7ft 4in)

With double glazed window to side. Radiator. Carpet. Pendant light fitting.

Bathroom

Re-fitted with a white suite comprising WC, vanity unit with cupboards and shelving with inset wash hand basin, mirror and light over. Freestanding clawfoot bath. Walk-in shower cubicle with raindrop shower and hand held attachment. Tall chrome ladder radiator. Matching wall and floor tiling. Ceiling downlights. Two double glazed windows with obscured glass.

Outside

To the front of the property there is an area of lawn with mature borders.

A driveway to side provides off road parking and gives access to a **SINGLE GARAGE** with light, power and a personal door to side.

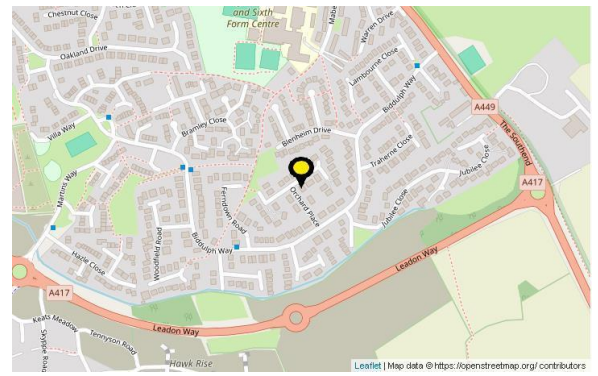
Gated access to both sides of the property lead to the rear garden, designed with a paved terrace and steps down to the lawn with mature planted borders, shrubs and trees. To the side of the property are two garden sheds.

There is a useful outside tap.



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. Proceed to the top of the road, bear right, and the property will be located in the far right hand corner.



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

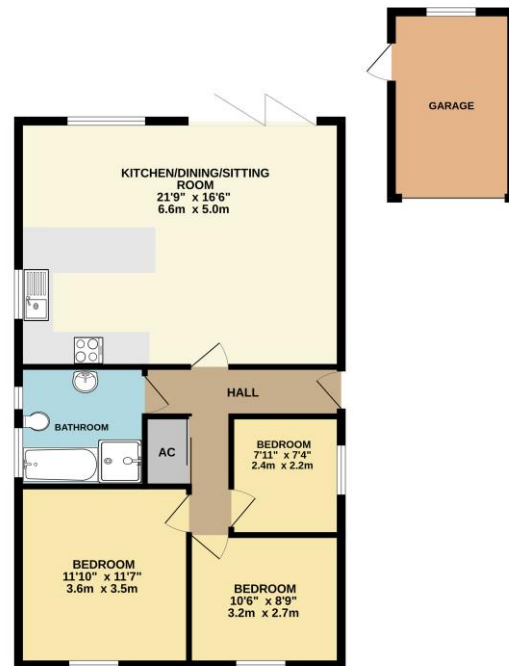
COUNCIL TAX BAND "D"

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 C (70).

GROUND FLOOR
888 sq. ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq. ft. (82.5 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 leaseBs 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.

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