

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A VERY WELL PRESENTED 3 BEDROOMED DETACHED BUNGALOW IN A PLEASANT END OF CUL DE SAC LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH REFITTED KITCHEN AND REFITTED BATHROOM, ENCLOSED PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY PARKING**

**EPC: D NO CHAIN**

## Guide Price: £360,000

27 Orchard Place, Ledbury, Herefordshire HR8 2XD

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## 27 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 appointed detached bungalow very pleasantly located at the end of a popular cul de sac on the outskirts of Ledbury.

The well presented accommodation has the benefit of gas fired central heating (with radiators) and double glazing. It comprises an enclosed entrance porch, reception hall, an 'L' shaped sitting room with dining area, refitted kitchen, three bedrooms and a refitted bathroom with shower and a separate WC.

Outside there is a single garage, driveway providing additional off road parking and an enclosed and private rear garden.

### ACCOMMODATION:

#### Enclosed Entrance Porch

With double glazed front door. Double glazed windows to side. Glazed door to hall.

#### Reception Hall

With built-in cloak cupboard. Airing cupboard housing a Worcester gas fired boiler. Two single radiators. Access to roof space.

#### Sitting Room With Dining Area 6.79m (21ft 11in) max. x 5.09m (16ft 5in) max.

With feature wall mounted log effect electric fire. TV point. Two double radiators. Double glazed windows to side and rear. Double glazed sliding patio doors to rear. Glazed door from hall. Glazed door to kitchen.





### **Kitchen 3.56m (11ft 6in) x 2.73m (8ft 10in)**

Refitted with a range of attractive modern units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Tall storage cupboard. Built-in double oven with 4-ring ceramic hob and stainless steel chimney hood. Plumbing for washing machine. Two double glazed windows to rear. Double glazed door to rear.

### **Bedroom 1 3.66m (11ft 10in) max. x 3.49m (11ft 3in) max.**

Having a fitted triple wardrobe with sliding mirror doors. Single radiator. Double glazed window to rear.

### **Bedroom 2 3.23m (10ft 5in) x 2.71m (8ft 9in)**

With single radiator. Double glazed window to front.

### **Bedroom 3 2.42m (7ft 10in) x 2.27m (7ft 4in)**

With single radiator. Double glazed window to front.

### **Bathroom**

Refitted with a contemporary white suite comprising a panelled bath, shower cubicle and an inset wash basin with cupboard under. Ladder radiator. Extractor fan. Double glazed window to rear.

### **Separate WC**

With a white suite comprising a wash basin with tiled splashback and a WC. Ladder radiator. Double glazed window to rear.

### **Outside**

To the front of the property there is an area of lawn. A driveway to side provides off road parking and gives access to a single garage with light, power and a personal door to side.

A gate off the driveway leads to a large stone terrace to the rear of the bungalow with a useful store shed.

At the side of the property is a further pleasant area of garden being arranged with paved and stone terraces and an area of lawn. There are outside lights and an outside tap.

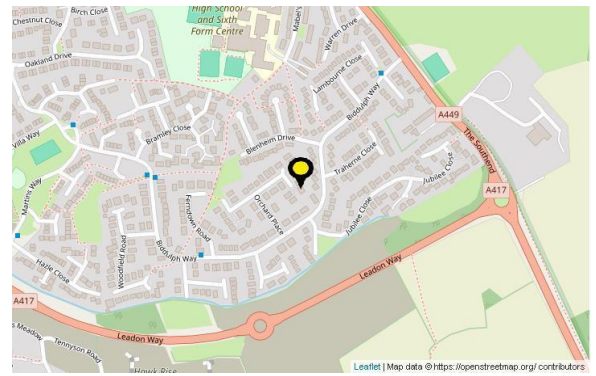
### **Services**

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.



## 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 left hand corner.



## 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

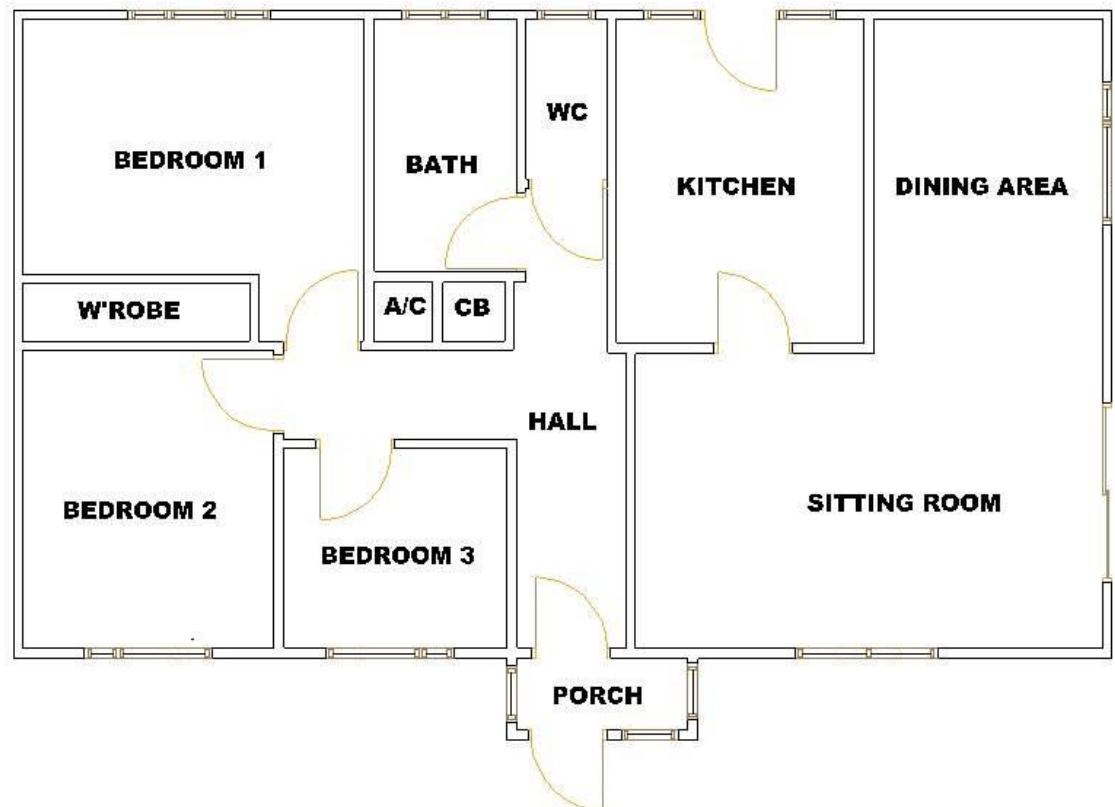
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND "D"

## EPC

The EPC rating for this property is D (68)



### 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.



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