

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**SITUATED WITHIN A MUCH SOUGHT AFTER CUL DE SAC CLOSE TO LEDBURY TOWN CENTRE AN EXTENDED AND SPACIOUS INDIVIDUAL TWO BEDROOM DETACHED BUNGALOW BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH ESTABLISHED GARDEN, DRIVEWAY PARKING AND ATTACHED SINGLE GARAGE. EPC D**

**NO ONWARD CHAIN.**

## Guide Price - £580,000

2 Horse Lane Orchard, Ledbury, Herefordshire, HR8 1PP

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## 2 Horse Lane Orchard

### 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

2 Horse Lane Orchard is an individual detached bungalow situated in a most desirable cul de sac location close to Ledbury town centre.

The bungalow has been extended and re-configured creating light and spacious accommodation and benefits from gas central heating and double glazing throughout.

The well presented accommodation comprises a reception hall, fitted kitchen, spacious living/dining room with windows and French doors leading to the garden, master bedroom with en-suite bathroom, a further double bedroom, separate shower room, cloakroom with WC and a utility room.

Outside the property benefits from a mature enclosed garden with views towards Ledbury church, driveway parking and an attached single garage.

The property is available with no onward chain.

### ACCOMMODATION

#### Reception Hall

With UPVC double glazed door and glazed surrounds. Radiator. Telephone point. Two useful built-in storage cupboards. Airing cupboard with shelving and radiator. Access to roof space. Doors off to:

#### Kitchen 3.33m (10ft 9in) x 3.25m (10ft 6in)

Fitted with a range of wooden units comprising wall and base cupboards. Stainless steel sink unit with base cupboard under. Tall storage cupboard. Integral plate rack. Work surfaces with tiled surrounds. Rangemaster gas hob with extractor hood over. Bosch double oven. Space for fridge freezer. Double glazed window to front and leaded light effect double glazed door to side.

#### Living/ Dining Room 6.97m (22ft 6in) x 6.17m (19ft 11in)

A spacious light and airy room with windows to side and extended double bay window to the rear with a lovely outlook over the garden towards Ledbury church. French doors from the dining area with steps down leading to the garden. Wood effect flooring. Three radiators.

#### Bedroom 1 4.06m (13ft 1in) x 3.56m (11ft 6in)

With side and rear facing windows. Fitted with a range of wardrobes with hanging and drawer space. Radiator. Door to:

#### En-Suite Bathroom

Comprising panelled bath with mixer tap and shower attachment. WC. Wash hand basin with shaver point and mirror over. Radiator. Front facing window. Inset ceiling lighting.





#### Utility Room 1.63m (5ft 3in) x 3.07m (9ft 11in)

With front facing window. Wash hand basin. Plumbing for washing machine. Wall mounted "Worcester" gas central heating boiler.

#### Cloakroom

Two front facing windows. WC and wash hand basin. Radiator.

#### Rear Hall

With useful storage cupboard. Window to rear. Radiator. Step down to:

#### Shower Room

With suite comprising WC. Wash hand basin with mirror over and shaver point. Shower cubicle with raindrop head and handheld attachment. Radiator and heated towel rail. Window to side. Insey ceiling lighting.

#### Bedroom 2 4.13m (13ft 4in) 13 x 3.90m (12ft 7in)

Windows to rear with lovely garden views. Range of fitted wardrobes. Radiator.

#### Outside

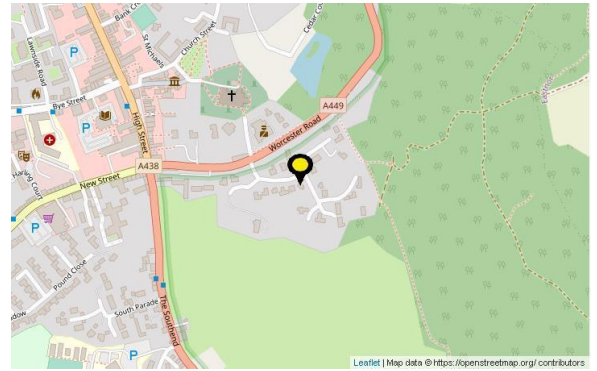
To the front of the property is a lawned fore garden with deep borders containing a lovely selection of established plants and shrubs. A driveway to the side of the property provides off road parking and gives access to an attached garage 8" x 17" with personal door to the rear, light and power. A pathway to the side of the property leads to the mature enclosed rear garden, with views towards Ledbury church. The garden is a good size, laid mainly to lawn with a lovely selection of seasonal plants, mature shrubs and trees. For the keen gardener there is a vegetable garden and a greenhouse. In addition is a useful garden shed, three water butts and an outside tap,





## Directions

From the agents Ledbury office turn left and proceed straight over the traffic lights onto the Worcester Road. Proceed for a short distance and turn right into Horse Lane Orchard. Follow the road around to the left and the property will be found immediately on the left 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 formerly 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 "E"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D(59).



### 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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