

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS WELL APPOINTED 3 BEDROOMED DETACHED BUNGALOW OCCUPYING A PLEASANT CORNER PLOT POSITION IN A POPULAR CUL DE SAC LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING (RADIATORS) AND DOUBLE GLAZING WITH CONSERVATORY, EASILY MAINTAINED GARDEN AND GARAGE

NO CHAIN

EPC: C

Guide Price: £350,000

33 Orchard Place, Ledbury, Herefordshire, HR8 2XD

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33 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. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

Property Description

A very well appointed 3 bedroomed detached bungalow occupying a very pleasant corner plot position in a popular and convenient cul de sac location within Ledbury. The well presented accommodation has the benefit of gas fired central heating (with radiators) and double glazing. It briefly comprises a reception hall, cloakroom with WC, L-shaped sitting room with dining area, conservatory, fitted kitchen, three bedrooms and a refitted bathroom with shower and WC.

Outside there is a single garage with additional driveway parking. The property has easily maintained landscaped garden which is enclosed and private to rear.

ACCOMMODATION:

Reception Hall

With attractive leaded-light effect double glazed front door. Decorative dado rail and wall panelling. Telephone point. Useful built-in cloak cupboard. Further cupboard with slatted shelving. Tiled floor. Access roof space via a drop-down ladder.

Cloakroom

Having a fitted wash basin with cupboard under and a WC. Half-tiled surrounds. Single radiator. Double glazed window to rear.

Sitting Room With Dining Area 6.76m (21ft 10in) max. x 5.09m (16ft 5in) max.

With TV aerial point. Double and single radiators. Coving. Double glazed window to front. Double glazed sliding patio doors to rear giving access to the garden. Further double glazed sliding doors connecting to the conservatory. Sliding wooden door giving access to the kitchen.

Conservatory 3.66m (11ft 10in) x 2.06m (6ft 8in)

With dwarf brick walling. Double glazed surrounds. Tiled floor. Double glazed double doors to side giving access to the rear garden.





Kitchen 3.54m (11ft 5in) max x 2.56m (8ft 3in)

Fitted with a range of contemporary units comprising an inset stainless steel sink unit with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Pull-out cupboard. Attractive granite work surfaces with tiled surrounds. Large feature serving hatch with electronic roll-up shutter. Fitted Rangemaster cooker with chimney hood over. Integral dishwasher. Plumbing for washing machine. Matching wall cupboard housing a Worcester central heating boiler. Tiled floor. Double glazed windows and door to rear.



Bedroom 1 3.69m (11ft 11in) max. x 3.49m (11ft 3in) max.

With a range of fitted bedroom furniture including wardrobes, chest of drawers and bedside cabinet. Single radiator. Double glazed window to side.

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

With part panelled wall and dado rail. Telephone point. Single radiator. Double glazed window to side.

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

With single radiator. Double glazed window to front.

Bathroom

Refitted with a white suite comprising a panelled bath, shower cubicle, wash basin with cupboard under and a WC. Shaver light point. Ventilator. Chrome ladder radiator. Tiled floor. Double glazed window to rear.



Outside

The property has an attractive corner plot landscaped garden which is easily maintained. It is arranged to the front and side with a stoned terrace with flower beds containing a selection of established plants and shrubs.

To the side of the bungalow a driveway provides off road parking and giving access to a single GARAGE (16'11 x 8'2) with remote control roll-up door, personal door to side giving access to the rear garden, window to rear, electric light and power. A gateway off the driveway gives access to an enclosed and private rear garden being arranged with a crazy paved and stoned terrace and further flower beds. 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 infer 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 right at the top cross traffic lights and proceed along the Southend. Turn right into Biddulph Way, proceed down the hill and then turn right into Orchard Place. The property will then be located on the right hand side as indicated by the Agents For Sale board.



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

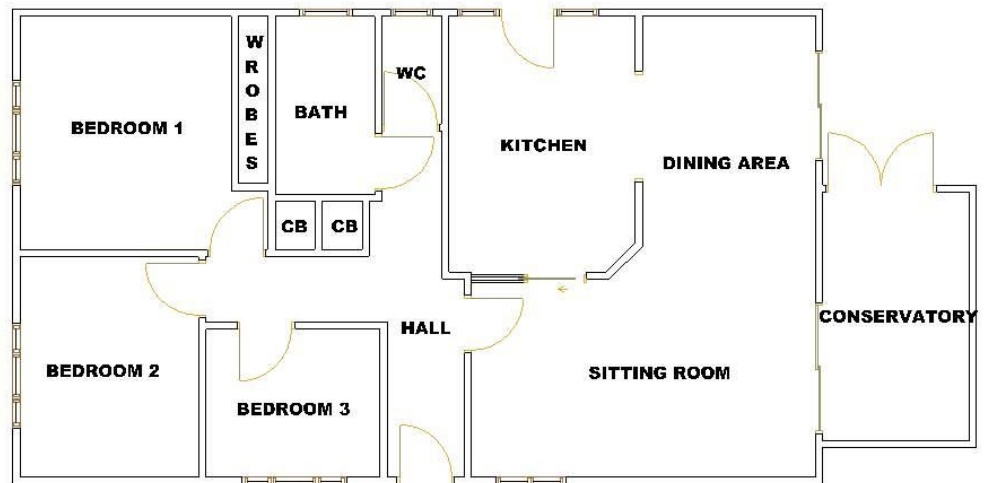
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

Council Tax

COUNCIL TAX BAND: D

EPC

The EPC rating for this property is C (69)



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