

1, Orchard Close, Dilwyn, HR4 8HQ  
Price £315,000

# 1 Orchard Close Dilwyn

Don't miss out on the chance to own a property in Orchard Close - a fantastic opportunity to create a home filled with warmth and character in the heart of Dilwyn. Contact us today to arrange a viewing and start envisioning the possibilities that this lovely house has to offer. 01568 610 310

- Semi-detached village home
- 3 bedrooms
- 2 Reception rooms
- Conservatory
- bathroom & WC
- Front & rear gardens
- Garage & carport
- Real community village location

## Material Information

**Price** £315,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

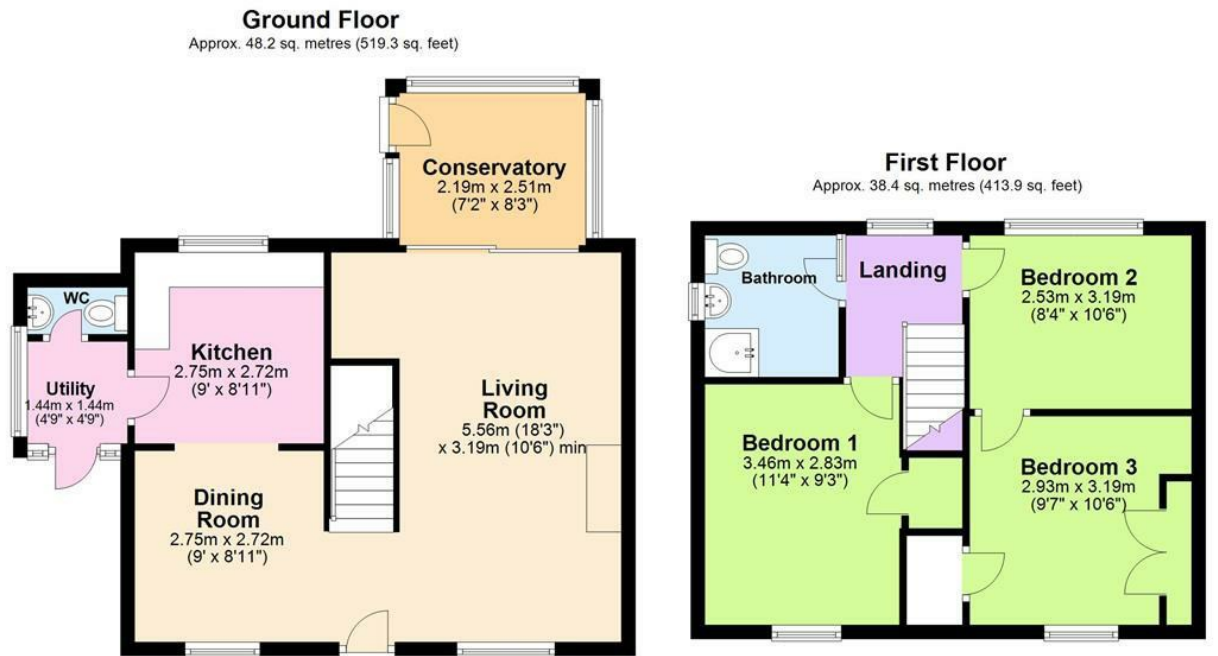
**Council Tax:** C

**EPC:** (0)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

## Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 86.7 sq. metres (933.1 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This small cul-de-sac of only 6 properties is located on the edge of this very popular village, which has retained a real identity and community feel. The property has been altered slightly from its original design where the large dual aspect bedroom has been split to create two rooms and had the benefit of a WC being installed downstairs making this the perfect family home. The current owner has also added a carport alongside the garage for additional parking. The vendor is motivated as he has found a property to buy and recommend an early viewing to avoid disappointment.

## Property description

The property is located in the bottom corner of the cul-de sac where you can park in front of your garage or under the carport. A picket fence and gate separates the front garden from the parking and the pathway leads up to the wooded stable door. Once inside the open plan nature of the reception becomes apparent with the dining room on the left and the "front to back" sitting room on the right with the stairs to the first floor immediately in front. The sitting room has a wood burner which has a back boiler proving heating to radiators and hot water and patio doors lead off the rear to the uPVC conservatory overlooking the garden. The kitchen is accessed from the dining room which has a full range of units and a door leads to the side uPVC lobby which also houses the WC.

On the first floor to the left is the bathroom which has an over bath drenching shower and a double bedroom with built in storage/wardrobe. To the right are the two further bedroom which the owner has created from the large double bedroom; at the moment the second of these rooms is accessed through the first room but could be sectioned off if required (please check the floor plan).

## Garden

There is a front garden which is enclosed by the picket fencing and laid to lawn and to the rear of the garage is a garden shed. Side access leads to the enclosed rear garden which faces south east and is again laid to lawn with flagstone patio in front of the conservatory.

## Garage & Parking

There is parking in front of the single garage with up and over door which also has power & light. There is a side pedestrian door which leads out to the recently constructed covered car port with second off road parking space.

## Services & Tenure

Freehold  
Mains electrics, water & drainage  
Central heating & hot water supplied by wood-burning stove  
Herefordshire Council Tax Band C  
Ultrafast broadband is available  
There is limited mobile phone coverage (please check OFCOM website for details)

## Agents note

We understand that the road is private and owned by the residents

## Location

Dilwyn is a genuinely pretty village having retained much of its character and is on the counties "black & white trail". It has retained most of the village services including the primary school and village pub. Further shopping facilities can be found a few miles down the road in Weobley including, general store, restaurants and tea rooms. Dilwyn has retained its identity with a real community spirit and is a lovely place to live.

## Anti-money laundering process

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Directions

From Leominster head west along the A44 (Bargates) bearing left at Barons Cross and follow this road for 6.5 miles. Take the left turning signposted to Dilwyn and head in to the village passing the Church, School, The Crown public house and the village green. Follow the road around the bend and after a short distance Orchard Close is a turning on the left hand side.

