

SAMUEL WOOD

13 St. Georges Crescent, Orleton, Ludlow, Shropshire, SY8 4HL

Offers Based On £290,000









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This well presented and much improved 3 bedroom semi-detached house is located in this desirable and well-serviced North Herefordshire village and has delightful and good- sized gardens to both front and rear along with driveway parking. Accommodation benefiting from air source heating and UPVC double glazing includes; entrance hall, living room with wood burner, modernised kitchen / dining room, cloakroom, ground floor bedroom 3/study, first floor landing serving two double bedrooms and a wet room. Viewing highly recommend.

- Well-presented three bedroom semi
- Desirable and well-serviced village
- Mature and good- sized gardens
- Driveway parking
- Modernised accommodation
- Air source heating, UPVC double glazing
- Viewing highly recommended

Location

Orleton is a well-respected and thriving local community with facilities that include shop with post office, doctors surgery, primary school, two public houses, Church, Village Hall and a large recreation ground. The three towns of historic Ludlow, Leominster and Tenbury Wells are all within a 10 to 15 minute drive and offer a more comprehensive range of facilities.

Accommodation

The property is approached into a spacious entrance hallway that has a cloakroom fitted with a suite in white. The sitting room has a large window to front elevation and a feature fireplace with a recently installed woodburning stove.

The kitchen / dining room has dual aspect and it is fitted with a modern range of matching units that incorporates a double oven, hob, extractor fan, dishwasher and a fridge-freezer. There is ample room for table and chairs. The final room on the ground floor is bedroom three / study and this has a window to rear.

The first floor landing gives access to 2 large double bedrooms. The main bedroom having an excellent range of fitted wardrobes and a modern wet room.

Outside

The property has an enclosed front garden with shrubs and lawn and looks over the Green.

The rear garden is a substantial size and directly nearest the house there is a paved seating area. Outside store with plumbing for washing machine. Off the patio; gated access then leads to a lawned garden with some raised vegetable beds and greenhouse. The pathway then continues to the bottom section of garden which has gravelled sections, archway, water feature and is an array of colour with plants and shrubs. Personal gate then leads to the property's driveway which provides parking for two vehicles.

Services

Services: We understand that the property has Mains electricity, water and drainage. Heating to radiators via an air source heat pump. Windows are UPVC double glazed.

Electric charging point on drive.
Broadband Speed: available are between 4 and 1800 MBPS.

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Hereford Council.

Council Tax Band: C

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764









Floor Plans



Total floor area: 89.3 sq.m. (962 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.