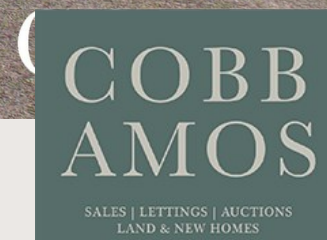




12, Mortimer Close, Orleton, SY8 4PG
Guide Price £350,000



12 Mortimer Close Orleton

Nestled into the popular village of Orleton, a countryside village a short distance from the historic market town of Ludlow. You'll find 12 Mortimer Close. A beautifully presented three bedroom detached bungalow, with off road parking for a number of vehicles and a nicely presented garden. This property has a garage currently housing a workshop and utility room and like all are is great for storage. The property has a modern kitchen with dining space and a generous sized living room with a log burning stove.

- Beautifully Presented Detached Bungalow
- 3 Bedrooms
- Garage With Electric Door
- Well Maintained Garden and Newly Laid Patio
- Highly Desirable Countryside Village Location
- Kitchen Diner
- Log Burning Stove with Oil Fire Central Heating
- Tarmac Driveway Offering Parking For Multiple Vehicles

Material Information

Guide Price £350,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: E (54)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		

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



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

Welcome to 12 Mortimer Close, located in the popular village of Orleton, The property has been thoroughly updated and lovingly modernized throughout, over the last 12 years by it's current owners. The property benefits from 3 bedrooms, a family bathroom and separate cloak room as well as a well maintained rear garden and a garage, a newly laid patio and large driveway. The roof of the bungalow and the garage have been recently replaced and improved by the owners and the boiler has recently been serviced. This bungalow is just a short distance from the village amenities. This is certainly not a property to miss out on. Accommodation includes: Entrance Porch, Cloak room, Living Room, Hallway, Kitchen Diner, 3 bedrooms and family bathroom.

Property Description

Enter the property through the front door into the porch, a door ahead of you takes you into the cloak room and a door on the left leads into the living room, with a large UPVC window looking out onto the front of the property and a log burning stove providing a warm and cozy space flooded with natural light. Head through the living room into the hallway a door on the left, a great storage, airing cupboard a door in front of you leads into the kitchen, with fitted wall and base units an integrated bosh double oven, stainless steal sink, an integrated fridge freezer and room for a dining table. A back door leads you out and around to the garden and a large UPVC window looks out onto the front of the property. Continue along the hallway double doors open into an addition storage cupboard and then a door on the left takes you into the family bathroom. A door opposite takes you into the third bedroom currently equipped with a single bed and an office area. the last 2 doors on the hallway takes you to the first and second bedrooms, the second is currently used as a dressing room and has a window over looking the rear garden as well as a fitted wardrobe. The first bedroom also has a large window over looking the garden as well as built in wardrobe space.

Garden and Parking

The property offers ample parking space, with a tarmac driveway running the front of the property. Gated access takes you from the front to the rear of the property where you will see newly laid patio perfect for sitting out on a nice summers evening, a well maintained lawn garden sits within a patio border and at the rear boundary a greenhouse and shed in which will be left for the new purchasers. on the other side of the garden you have access into the garage currently set up as a utility room and workshop, perfect for any additional storage. The property also has a CCTV system in which the current owners are happy to leave.

Services

We understand the property to have, mains electric, water and drainage with oil fired central heating, log burning stove and UPVC windows

Location

Orleton is one of Herefordshire's most desirable villages, complete with a village shop, post office, two pubs (including the community-run Boot Inn), primary school, and GP surgery. The property falls within the catchment area for the highly regarded Wigmore Secondary School, with several independent schools also nearby. The property offers easy access to Ludlow via the B4361, with country walks and Mortimer Forest close by.

Anti Money Laundering Regulations

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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

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