



5 ORCHARD PLACE

BREDWARDINE, HEREFORD HR3 6DB

£245,000
FREEHOLD

Situated in the village of Bredwardine, located between the popular market town of Hay-on-Wye and the Cathedral City of Hereford, this three-bedroom mid-terrace home is offered to the market with no onward chain. Ideal for first-time buyers, families or investors, the property enjoys a peaceful rural setting whilst remaining conveniently located for local amenities, countryside walks and excellent road links. Offering well-proportioned accommodation and excellent potential to personalise, a viewing is highly recommended.



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- Three bedroom terraced house
- Oil central heating & double glazing
- Off road parking and garden
- Ideal for a first time buyer/family
- Sold with no onward chain
- Fantastic rural location



Ground Floor

With entrance door leading into the

Entrance Hall

With tiled floor, ceiling light point, radiator, carpeted stairs leading up and doors into the

Living Room

A spacious lounge with dual aspect double glazed windows to the front and rear, a central ceiling light, radiator, tiled hearth and door leading into the dining room.

Dining Area

With tiled floor, two ceiling light points, radiator, oil central heating boiler, double storage cupboard and additional under stair storage cupboard, a window to the front, a door leading to the conservatory and a large opening into the

Kitchen

Fitted with a range of wall and base units with ample work surface space over, there is a stainless steel 1 1/2 bowl sink and drainer unit with tiled splash backs, space for a freestanding electric cooker, under counter space and plumbing for a washing machine and dishwasher, space for an under counter fridge and freezer, door to an additional conservatory, window to the rear, cupboard housing the electric fuse box and door to the rear porch.

Conservatory

With wood effect flooring, radiator, two fitted wall

lights, double glazed windows and french doors out to the rear.

Lean-to

With wood effect flooring, radiator, wall lights, double glazed windows and sliding doors to the garden.

Rear Porch

With space for coat storage, door to the rear parking area and door into the

Toilet

With low flush w/c, ceiling light point and window.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, radiator, double glazed window to the rear aspect and doors leading to

Bedroom One

A spacious double bedroom with double fitted wardrobe and mirrored sliding door, fitted carpet, radiator, central ceiling light and double glazed window overlooking the rear garden and with fantastic countryside views beyond.

Bedroom Two

Another double bedroom with fitted carpet, a central ceiling light, radiator, fitted storage with shelving and a hanging rail, a double glazed window overlooks the rear garden with fantastic views towards open countryside.

Bedroom Three

Comprising fitted carpet, ceiling light point, radiator,

double glazed window to the rear and double fitted storage cupboard.

Bathroom

A modern three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low flush w/c, useful storage cupboard and double glazed window.

Outside

Outside there is a good sized brick paved driveway providing off road parking for several vehicles with concrete steps leading down to the rear porch. The garden is made up of a paved patio with steps leading down to a good sized area of lawn with a useful wooden storage shed, enclosed by fencing.

Directions

From HR4 9AP, proceed west on the A438 towards Brecon, passing through Whitecross, Swainshill and Staunton-on-Wye. After approximately 10 miles, turn left signposted Bredwardine and continue over Bredwardine Bridge. At the T-junction opposite the Red Lion, turn right onto the B4352 towards Hay-on-Wye. Continue for approximately 2½ miles, where Orchard Place will be found on the left-hand side. The property is identified by the agent's For Sale board.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected.

Oil-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

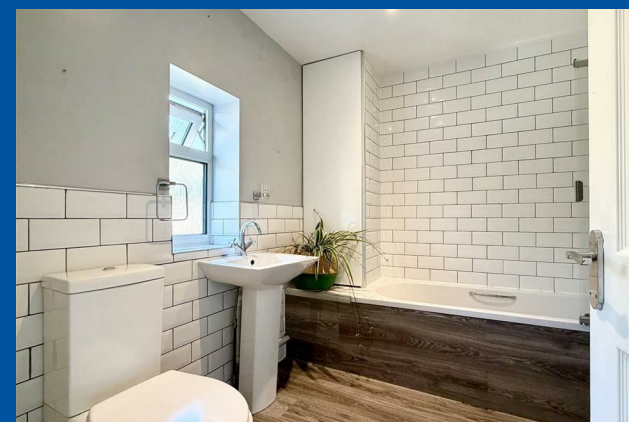
Tenure & Possession

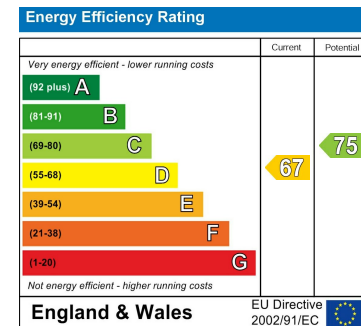
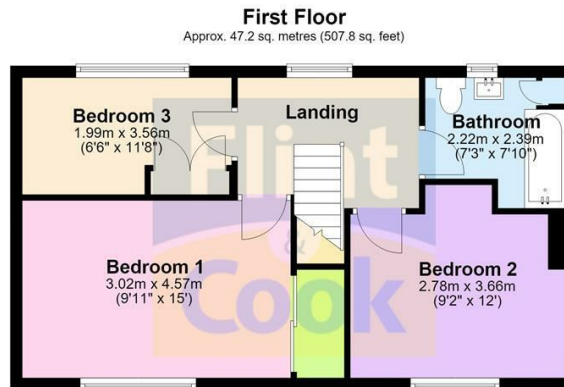
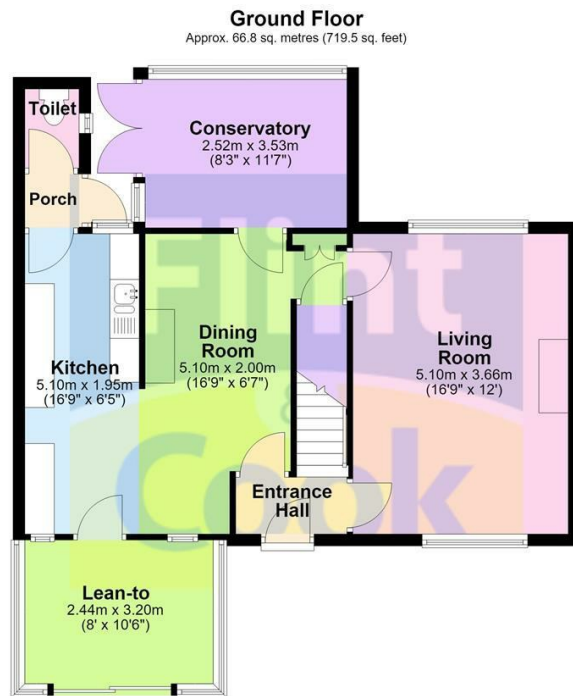
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 114.0 sq. metres (1227.3 sq. feet)

EPC Rating: D Hereford Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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