

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A COMFORTABLE WELL PRESENTED 3 BEDROOMED DETACHED BUNGALOW IN A POPULAR CUL DE SAC LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH EASILY MAINTAINED GARDEN, ENCLOSED TO REAR, GARAGE AND DRIVEWAY PARKING

NO CHAIN

EPC: D

Guide Price: £340,000

19 Orchard Place, Ledbury, Herefordshire HR8 2XD



19 ORCHARD PLACE

Location

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.

Property Description

A well presented detached bungalow conveniently located in a popular cul de sac location within Ledbury.

The accommodation benefits from gas fired central heating (with radiators) and double glazing. It comprises an enclosed entrance porch, reception hall, 'L' shaped sitting room with dining area, fitted kitchen, three bedrooms and a refitted bathroom with separate WC.

Outside there is an easily maintained garden which is enclosed to the rear. There is a single garage and driveway parking.

ACCOMMODATION:

Enclosed Entrance Porch

With double glazed door. Double glazed surrounds. Double glazed front door to hall.

Reception Hall

With built-in cloak cupboard. Airing cupboard with Worcester gas fired boiler and slatted shelving. Two single radiators. Access to roof space. Telephone point.

Sitting Room With Dining Area 6.82m (22ft) max. x 5.09m (16ft 5in) max.

With a wall mounted remote control log effect electric fire. TV point. Two double radiators. Serving hatch to kitchen. Two double glazed windows to front. Glazed door from hall. Glazed door to kitchen.

Kitchen 3.54m (11ft 5in) x 2.76m (8ft 11in)

Fitted with a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with matching surrounds. Cooker point. Fitted stainless steel chimney hood. Plumbing for washing machine. Double glazed windows and door to side.





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

With double radiator. TV point. Leaded light effect double glazed window to rear.

Bedroom 2 3.23m (10ft 5in) x 2.73m (8ft 10in)

With single radiator. Leaded light effect double glazed window to rear.

Bedroom 3 2.48m (8ft) x 2.30m (7ft 5in)

With single radiator. Leaded light effect double glazed window to side.



Bathroom

Refitted with a modern white suite comprising a panelled bath, shower cubicle and an inset wash basin with cupboard under. Extractor fan. Ladder radiator. Double glazed window to side.

Separate WC

Fitted with an inset washbasin with cupboard under and a WC. Ladder radiator. Double glazed window to side.

Outside

To the front of the property there is a stone terrace with small rockery and shrubs.



A driveway to side provides off road parking and gives access to a single garage with remote control roll-up door.

Gateways to either side of the bungalow give access to the enclosed and easily maintained rear garden which is arranged with a large paved and stone terrace with raised beds. There is an outside light and 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 imply 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 Ledbury office turn right at the traffic lights and proceed along the Southend. Turn right into Biddulph Way, proceed down the hill and turn right again in to Orchard Place. Continue to the 'T' junction and turn right. The property will then be located on the left hand side.



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 formally 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

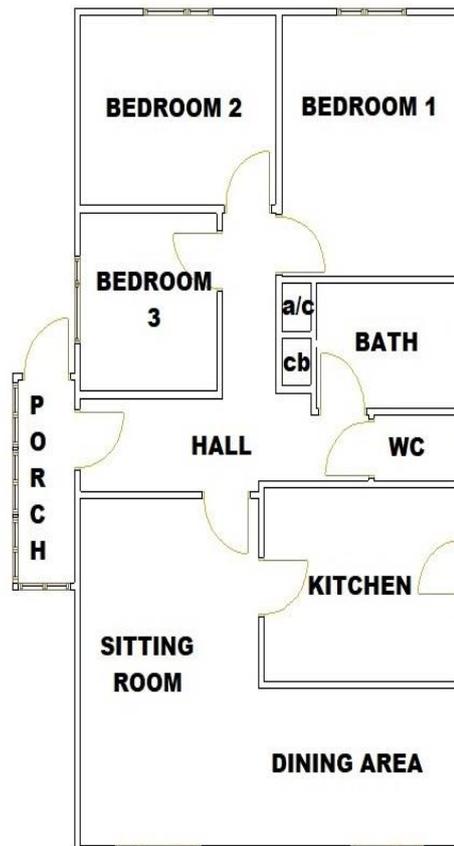
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND: D

EPC

The EPC rating for this property is D (59)



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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