JOHN GOODWIN
THE PROPERTY PROFESSIONALS
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AN INDIVIDUAL DETACHED DORMER BUNGALOW ENJOYING A LARGE CORNER PLOT SITUATED WITHIN A MUCH SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO LEDBURY TOWN CENTRE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH ACCOMMODATION BRIEFLY COMPRISING THREE RECEPTION ROOMS, CONSERVATORY, THREE BEDROOMS, GROUND FLOOR SHOWER ROOM, UTILITY ROOM, DRIVEWAY PARKING AND GENEROUS WRAP AROUND GARDEN. EPC D

AVAILABLE WITH NO ONWARD CHAIN

25 Horse Lane Orchard- Guide Price: £520,000

Ledbury, Herefordshire, HR8 1PP

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RICS

25 Horse Lane Orchard

Location & Description

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

25 Horse Lane Orchard is a spacious individual three bedroom detached dormer bungalow situated in a most desirable cul-de-sac location close to Ledbury town centre enjoying a large corner plot with attractive and well maintained wrap around gardens.

A much loved family home, the bungalow was designed by the current owner in the 1960's with further enhancements made in more recent years to include the conversion of the garage into a bedroom and the addition of the conservatory. Well presented throughout with double glazing and gas central heating, the property offers scope for further improvements.

The accommodation comprises to the ground floor an entrance hall, shower room with WC, sitting room with conservatory off giving access to the garden, breakfast kitchen, utility room, dining/garden room, study and a double bedroom. A staircase from the hallway leads to a light and spacious first floor landing with large picture window enjoying westerly views towards Marcle Ridge. There are two good sized bedrooms, one benefiting from an en-suite shower room. Outside the property benefits from a block paved driveway with parking for several vehicles and generous well maintained landscaped gardens.

Available with no onward chain, the agent recommends an early inspection to appreciate this individual property and convenient town centre location.

Accommodation with approximate dimensions as follows:

Enclosed Entrance Porch
With double glazed sliding doors. Tiled floor. UPVC double glazed entrance door to:

Entrance Hall
Double glazed window to front. Staircase to first floor with storage cupboard under. Radiator. Carpet.

Sitting Room 5.11m (16ft 6in) x 4.85m (15ft 8in)
Large picture windows enjoying views across the front garden. Feature brick fireplace with gas fire. TV point. Radiator. Carpet. Sliding double glazed doors opening to:

Conservatory 4.47m (14ft 5in) x 4.06m (13ft 1in)
Solid pitched rood with downlights. French doors opening onto the rear courtyard garden. Carpet. Radiator.

Breakfast Kitchen 4.62m (14ft 11in) x 3.10m (10ft)
Fitted with a range of solid wood wall and base cupboards with laminate work surfaces over. Composite one and a half bowl sink unit

















with tiled splash back. Range style electric cooker with 6 burner gas hob and extractor hood over. Double glazed widows to rear. Step down to:

Utility Room **2.79m (9ft) x 2.14m (6ft 11in)**
With matching wall and base units with laminate work surfaces over. Stainless steel sink unit. Space for white goods and plumbing for washing machine. Double glazed window and door to rear. Fitted cupboard.

Study/Snug **3.97m (12ft 10in) x 3.18m (10ft 3in)**
Double glazed window to front. Radiator. Double doors opening to:

Garden/Dining Room **3.51m (11ft 4in) x 2.76m (8ft 11in)**
Windows and French doors leading to the rear courtyard garden. Fitted bookshelves. Radiator. Carpet.

Bedroom 3 **4.52m (14ft 7in) x 2.68m (8ft 8in)**
Previously the garage. Double glazed windows to front. Radiator. Cupboard housing gas central heating boiler. Carpet.

Shower Room
Suite comprising vanity unit with inset wash hand basin and WC. Walk-in shower with MIRA ELECTRIC shower. Chrome ladder radiator. Carpet. Double glazed window to rear.

First Floor Landing
Spacious landing with large picture window enjoying westerly views across the Ledbury rooftops towards Marcle Ridge. Window seat. Radiator. Carpet. Hatch to roof space.

Bedroom 1 **4.88m (15ft 9in) x 4.39m (14ft 2in)**
With double glazed window to side. Two double fitted wardrobes. Radiator. Carpet.

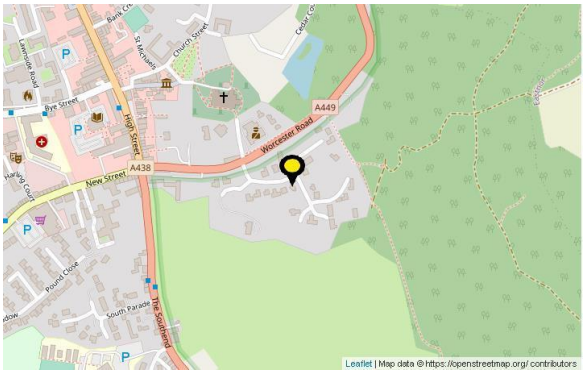
En-Suite Shower Room
Coloured suite with WC and wash hand basin. Shower cubicle with MIRA electric shower. Radiator. Extractor fan. Carpet. Under eaves storage.

Bedoom 2 **4.44m (14ft 4in) x 2.84m (9ft 2in)**
Double glazed window to front with views towards the church spire and woods. Fitted wardrobes. Radiator. Under eaves storage.

Outside
The property enjoys a generous corner plot with wrap around gardens. To the front and side are lawned gardens with attractive seasonal planting, shrubs and mature trees. A gated side entrance leads to the rear garden comprising a desked terrace with undercover seating area and summer house, ornamental pond and for the keen gardener vegetable beds, greenhouse and cold frame. A bloc paved courtyard continues to the rear and side of the bungalow with access from the dining room, utility room and conservatory.
The property benefits from a bloc paved driveway with parking available for several vehicles. There is a useful outside tap and two garden sheds.

Directions

From the agent's office continue over the traffic lights onto the Worcester Road where the turning for Horse Lane Orchard will be found after a short distance on the right hand side. Number 25 is the first property on the right hand side.



Services

We have been advised that 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.

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 formerly 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

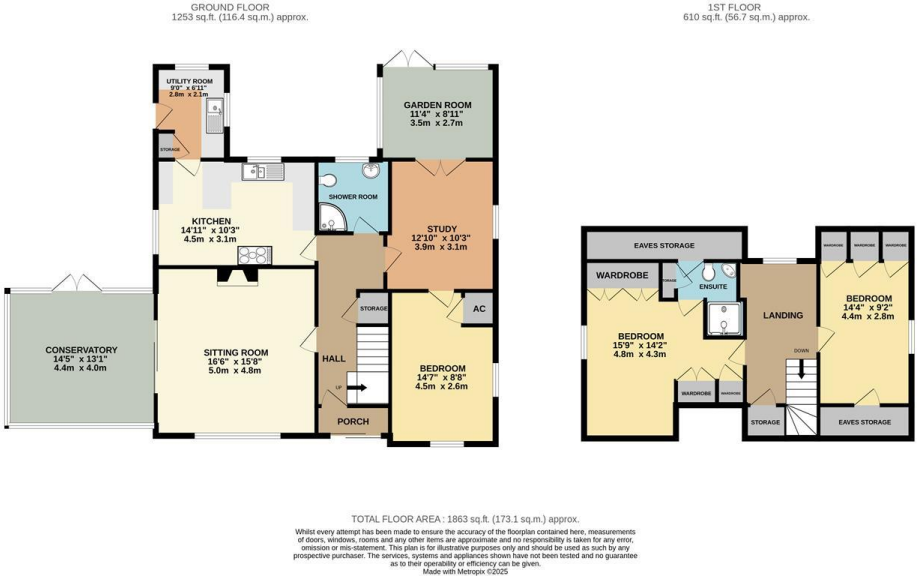
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "E"

EPC

The EPC rating for this property is D (65).



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EST. 1981

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