

SAMUEL WOOD

6 Mortimer Close, Orleton, Ludlow, Shropshire, SY8 4PG

Offers Based On £280,000









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This 2/3 bedroom detached dormer house sits in a in the popular and well-serviced North Herefordshire village of Orleton on a mature and well-respected residential area and enjoys gardens to both front and rear, driveway parking and garage. Accommodation is in need of upgrading and improvements and briefly includes; entrance hall, large living room, dining room /optional bedroom three, kitchen / breakfast room, side lobby, cloakroom, first floor landing, two double bedrooms and a wet room. No onward chain.

- 2/3 bedroom detached dormer house
- Desirable village
- Oil fired heating, UPVC double glazing
- Driveway parking and garage
- Gardens front and rear
- In need of upgrading and improvements

Location

The property sits on a mature cul-de-sac in this popular and well-serviced village with facilities that include shop with post office, doctors surgery, primary School, two public houses, Church, Village Hall and a large recreation ground. The property is easily accessible into the towns of historic Ludlow, Leominster or Tenbury Wells respectively.

Accommodation

The property is approached into an entrance hall with large living room sitting to the front of the house whilst to the rear there is a dining room which could be an optional bedroom three and a kitchen/ breakfast room, inner lobby with cloakroom off and side passage giving access to the rear garden and the garage.

The first floor landing has an airing cupboard, two large double bedrooms both with eaves storage and a wet room.

Outside

The property is approached onto double width tarmacadam driveway providing parking for three cars. The front garden has a selection of mature trees and shrubs. The rear garden again has maturity and is enclosed by highboard fencing aiding privacy. Attached to the rear of the house but not accessed from the property is a small upvc garden room.

Services

Services: We understand that the property has oil-fired heating, mains electric, Mains water and mains drainage.

Broadband Speed: between 6-900 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council

Council Tax Band: D

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

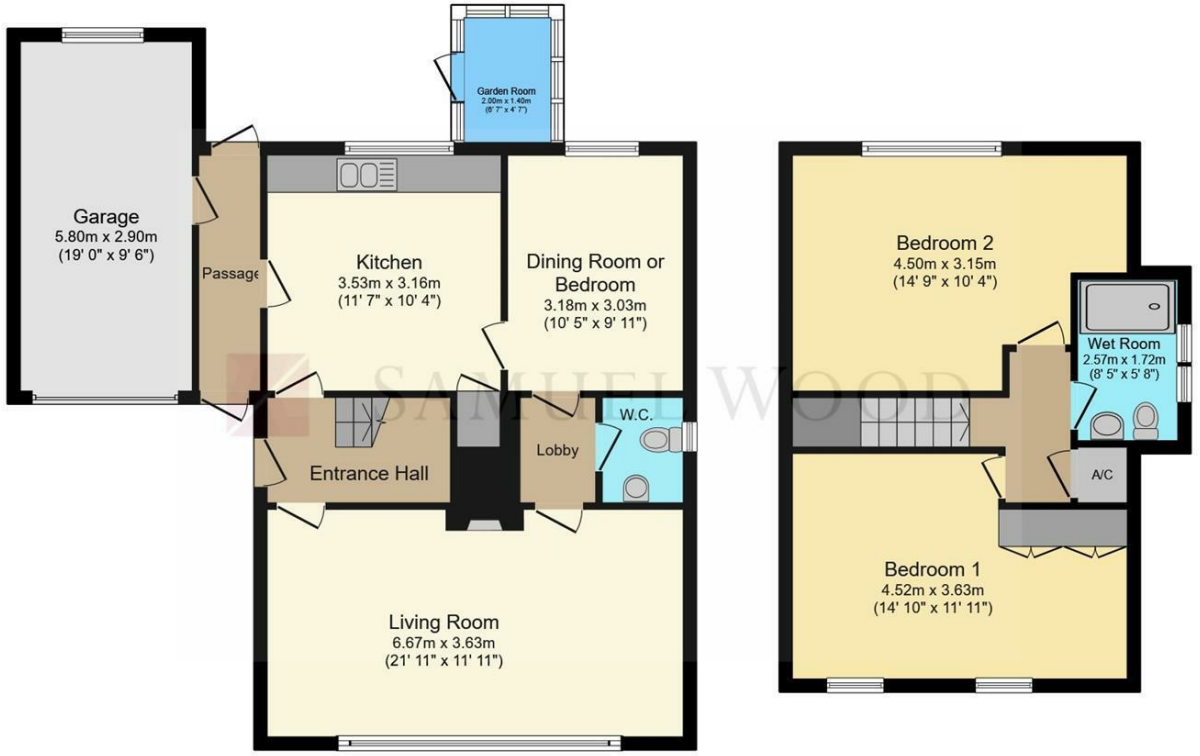








Floor Plans



Total floor area: 133.6 sq.m. (1,438 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

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