

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



29 Firs Orchard, HR7 4BB

Guide Price **£285,000**

Generously Proportioned Modern 3-Bedroom Link-Detached Home Near Bromyard Town Centre with Landscaped Garden, Ample Parking & Single Garage. EPC - C

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2



Regulated by

RICS

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Firs Orchard is conveniently located within the popular market town of Bromyard, which offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles distant. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South

29 Firs Orchard is a modern link detached home conveniently situated close to Bromyard town centre offering well proportioned accommodation, ideal for a growing family. The owners have invested in the property with a new contemporary bathroom suite and newly laid carpets to the sitting room, stairs and landing. The rear garden has also been landscaped to create a paved seating patio and a lawn bordered by attractive plants and shrubs.

Benefitting from gas fired central heating and double glazed throughout, the accommodation is arranged on the ground floor with an entrance hall, dining room which also includes an area for working from home, kitchen and sitting room with feature wood burning stove. On the first floor a landing leads to three bedrooms and a family bathroom.

Outside, a driveway provides a generous area of parking for up to four vehicles and leads to a **SINGLE GARAGE**.

The accommodation with approximate dimensions is as follows:

Entrance Hall - Opaque glazed entrance door with matching side panel. Ceiling light, built in storage cupboard, space for coat hooks. Tile effect vinyl flooring. Door to





Dining Room - Forming part of a rear extension with coving, two ceiling lights, two radiators. Sliding patio doors to the rear garden. Double doors to Living Room (described later). Open to

Kitchen - Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Integrated eye level **ELECTRIC OVEN**, combination **MICROWAVE** and 4 ring **HOB** with cooker hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Wood effect laminate flooring.

Rear facing window enjoying a pleasant outlook overlooking the garden. Coving, ceiling lights, tiled floor.

Sitting Room - Flooded with natural light through a large front facing window. Coving, ceiling light, radiator, TV point. Feature wood burning stove with slate hearth. Carpet. Stairs to

First Floor Landing - Side facing window, ceiling light, access to loft space (Partially boarded and fully insulated). Built in cupboard with slatted shelving. Doors to

Bedroom 1 - A double bedroom with large front facing window, ceiling light, radiator, TV point. Built in wardrobe with hanging rails and shelving.

Bedroom 2 - A further double bedroom with rear facing window, ceiling light, radiator.

Bedroom 3 - Rear facing window, ceiling light, radiator.

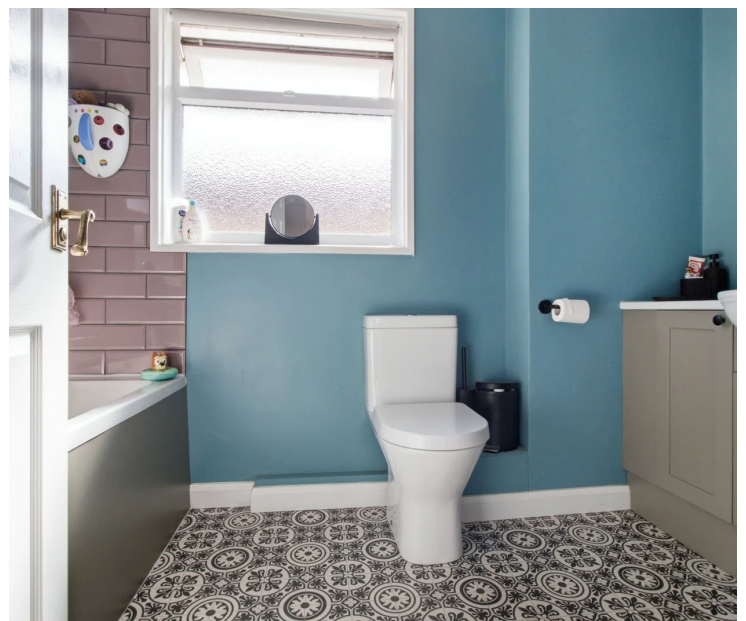


Family Bathroom - Recently refitted bathroom with contemporary suite comprising panel bath with shower over and glazed shower screen, vanity wash hand basin with storage below, low level WC. Side facing opaque glazed window, ceiling light, extractor fan, part tiled walls, towel rail.

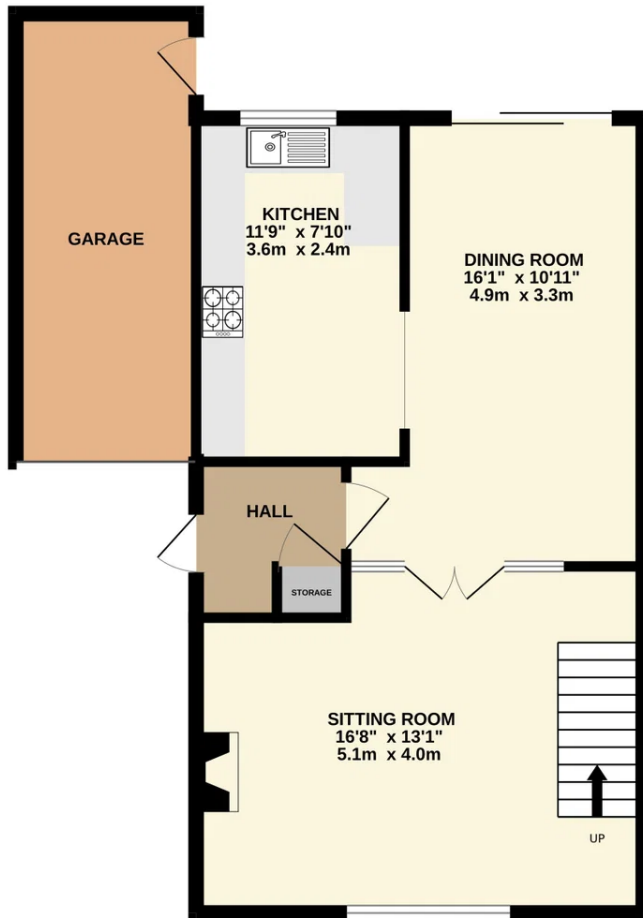
Outside and Garden - The property is approached by a tarmac driveway providing a generous area of parking for up to four vehicles and in turn leads to a **DETACHED SINGLE GARAGE** with up and over door, wall mounted gas fired Worcester boiler and personal door to the garden. Useful wooden bin store.

The rear garden has been recently landscaped and enjoys a sunny secluded setting. The garden comprises a recently laid patio seating area, lawn with attractive plant borders and a raised terrace housing a **SHED**. Hot and cold out door taps.

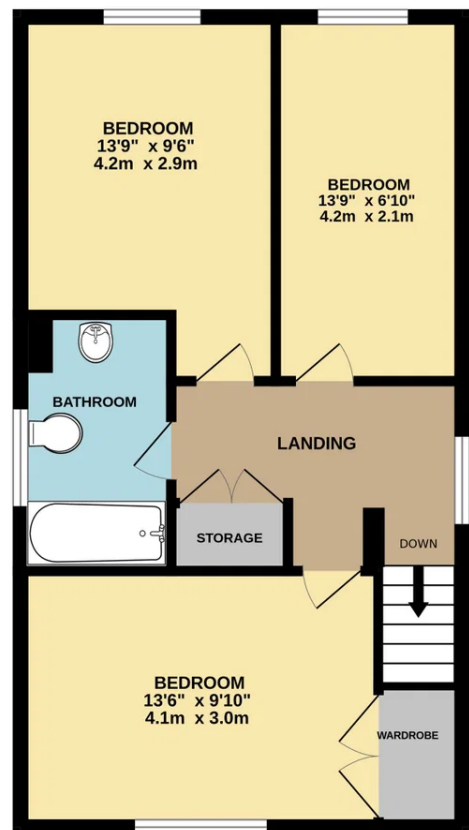
Directions - Proceed out of Ledbury on the B4214 Bromyard Road and continue through the hamlet of Staplow. At the sharp right hand bend fork left towards Bromyard. Continue to the end of this road and at the A4103 turn right and immediately left towards Bishops Cleeve. Continue through the village and on towards Bromyard. Upon reaching the end of this road turn right onto the A465 Hereford Road. Proceed for a short distance and turn left onto Panniers Lane. At the T-junction turn left signposted to Leominster and then turn right onto Winslow Road. Continue along Winslow Road proceeding down the hill, turning right into Firs Orchard where the property can be found on the right hand side.



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

Services - 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 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 "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate - The EPC rating for this property is C (73).