



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains services are connected.

Outgoings
Council tax: Band D

Viewing
By appointment through the Agents:
Hereford Office
8 King Street
Hereford, HR4 9BW
T: 01432 343477
E: hereford@shandw.co.uk

Ledbury Office
14 The Homend
Ledbury, HR8 1BT
T: 01531 631177
E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

8 Orchard Rise
Ledbury HR8 2GB
£345,000



DIRECTIONS

From our office proceed on The Homend, at the traffic light turn left onto Orchard Lane, take the second right signposted Ledbury Primary and then follow the road around to the right and the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Set in an established residential location within walking distance of Ledbury town centre.
- A well maintained detached house.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.

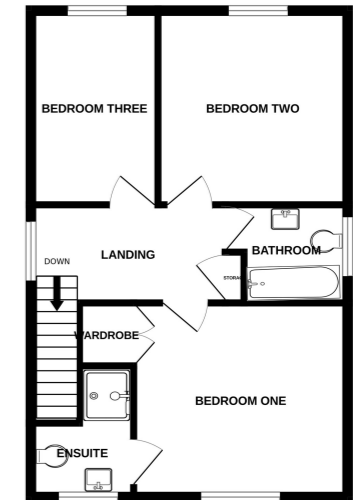
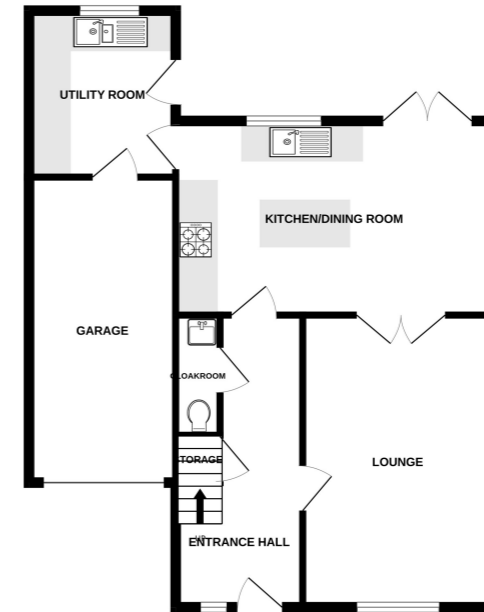
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.
Made with Metropix ©2024

8 Orchard Rise

Situation and Description

Orchard Rise is situated within easy walking distance for the town centre and is conveniently placed for the Primary School. Number 8 offers well maintained accommodation to include, lounge, kitchen/dining room, utility, three bedrooms, two bathrooms, enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with window to front, radiator, power points, door to Understairs Storage Cupboard, doors to:

Cloakroom

with low flush w.c., pedestal wash basin, tiled splashbacks.

Lounge

10' 7" x 16' 3" (3.23m x 4.95m) with window to front, radiator, power points, glazed double doors to:

Kitchen/Dining Room

17' 11" x 10' 10" (5.46m x 3.30m) with window and double doors to rear opening onto the garden, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four ring hob with oven under and extractor hood over, eye level wall cupboards, integrated fridge/freezer, tiled splashbacks, island unit with cupboards and drawers under, radiator, power points, door to Entrance Hall. Door to:

Utility Room

8' 1" x 9' 3" (2.46m x 2.82m) with window to rear and door to side, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink, space for washing machine and tumble dryer, eye level wall cupboards, tiled splashbacks, wall mounted Worcester central heating boiler, power points, radiator. Door to Garage.

First Floor

Landing

with window to side, hatch to roof space, radiator, power points, door to Storage Cupboard. Doors to:

Master Bedroom

11' 11" x 10' 10" (3.63m x 3.30m) with window to front, radiator, power points, double doors to built-in wardrobes. Door to:

En-Suite

with window to front, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, radiator.

Bedroom Two

10' 6" x 9' 7" (3.20m x 2.92m) with window to rear, radiator, power points.

Bedroom Three

7' 2" x 10' 6" (2.18m x 3.20m) with window to rear, radiator, power points.

Bathroom

with window to side, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator.

Outside

Approach

The property is approached from Orchard Rise via a block paved driveway and parking space to the front with raised well

stocked shrub and floral bed and step leading to the front door.

Garage

8' 2" x 17' 0" (2.49m x 5.18m) with up and over door, power and light connected, personal door to rear opening into the Utility Room.

Garden

The rear garden can be accessed via wooden gates to either side of the property. The garden comprises a patio with adjacent lawn, bound by well stocked shrub and floral borders, steps lead to a gravelled area with Greenhouse and path to a delightful seating area. The garden is enclosed on all sides.



At a glance...

- Lounge
10'7 x 16'3 (3.23m x 4.95m)
- Kitchen/Dining Room
17'11 x 10'10 (5.46m x 3.30m)
- Utility Room
8'1 x 9'3 (2.46m x 2.82m)
- Master Bedroom
11'11 x 10'10 (3.63m x 3.30m)
- Bedroom Two
10'6 x 9'6 (3.20m x 2.92m)
- Bedroom Three
7'2 x 10'6 (2.18m x 3.20m)
- Garage
8'2 x 17' (2.49m x 5.18m)

And there's more...

- Detached House.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.

Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.