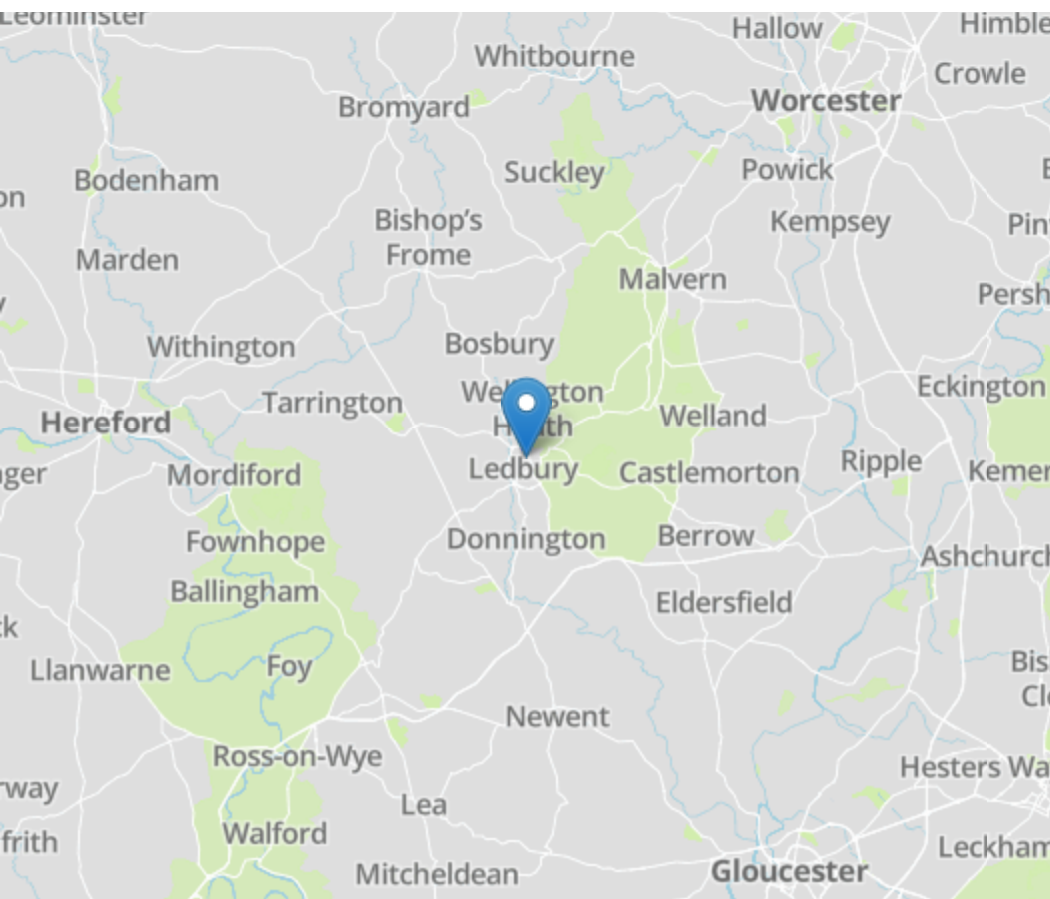




DIRECTIONS

From Ledbury town centre proceed along The Homend and then turn left into Belle Orchard where the property can be found on the right hand side as indicated by our For Sale board.



GENERAL INFORMATION

Tenure

Freehold

Services

Mains water and electricity.

Outgoings

Council Tax Band: B

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	42
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

Avalon, 3 Belle Orchard
Ledbury HR8 1DG

£229,950



- An older style mid-terraced House.
- Two Reception Rooms.
- Two bedrooms
- Good size garden
- Garage and off road parking

Hereford 01432 343477

Ledbury 01531 631177



Avalon, 3 Belle Orchard

Situation & Description

The property offers lounge, sitting room, kitchen, bathroom, two double bedrooms, good size garden, garage and off road parking, and is very conveniently placed for easy access to the town centre.

In more detail the accommodation comprises:

Ground Floor

Lounge

11' 10" x 12' 11" (3.61m x 3.94m)
With bay window to front, power points, telephone point, electric heater, door to:

Dining Room

12' 05" x 12' 11" (3.78m x 3.94m)
With window to rear, electric

heater, power points, television point, fireplace with inset electric fire and tiled hearth, door to under stairs storage.

Kitchen

7' 06" x 8' 3" (2.29m x 2.51m) With window and door to side, range of laminate worktops with cupboards and drawers under, inset sink with drainer, space for cooker, fridge and freezer, eye level wall cupboards, tiled splashbacks, power points, door to:

Bathroom

7' 05" x 7' 06" (2.26m x 2.29m) With windows to side, panelled bath with shower over, corner sink, low flush w.c., electric heater, plumbing for washing machine.

First Floor

Bedroom One

11' 07" x 12' 11" (3.53m x 3.94m)
With window to front, power points, electric heater.

Bedroom Two

8' 05" x 11' 09" (2.57m x 3.58m)
With windows to rear, power points, electric heater, door to storage cupboard.

Outside

Garden

The property is approached from Belle Orchard via pathway with gravelled fore garden.

The rear garden is accessed via a rear gate and forms a delightful feature of the property comprising a patio seating area with steps leading to a raised lawn with well

stocked mature shrub and floral borders. The garden is fenced on all sides. Number 3 benefits from a right of access across the neighbours pathway.

Garage

The garage is accessed from Orchard Lane with parking for one car to the front, up and over door, pedestrian door opening onto the garden.

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.



At a glance...

- ✔ Lounge
11'10 x 12' 11(3.61m x 3.94m)
- ✔ Sitting/dining Room
12'05 x 12'11 (3.78m x 3.94m)
- ✔ Kitchen
7'06 x 8'3 (2.29m x 2.51m)
- ✔ Bathroom
7'05 x 7'06 (2.26m x 2.29m)

And there's more...

- ✔ Set within walking distance of Ledbury Town Centre.
- ✔ Charming Terraced House.
- ✔ Two Reception Rooms.
- ✔ Two Double Bedrooms.
- ✔ Good Size Garden.
- ✔ Garage and Off Road Parking.