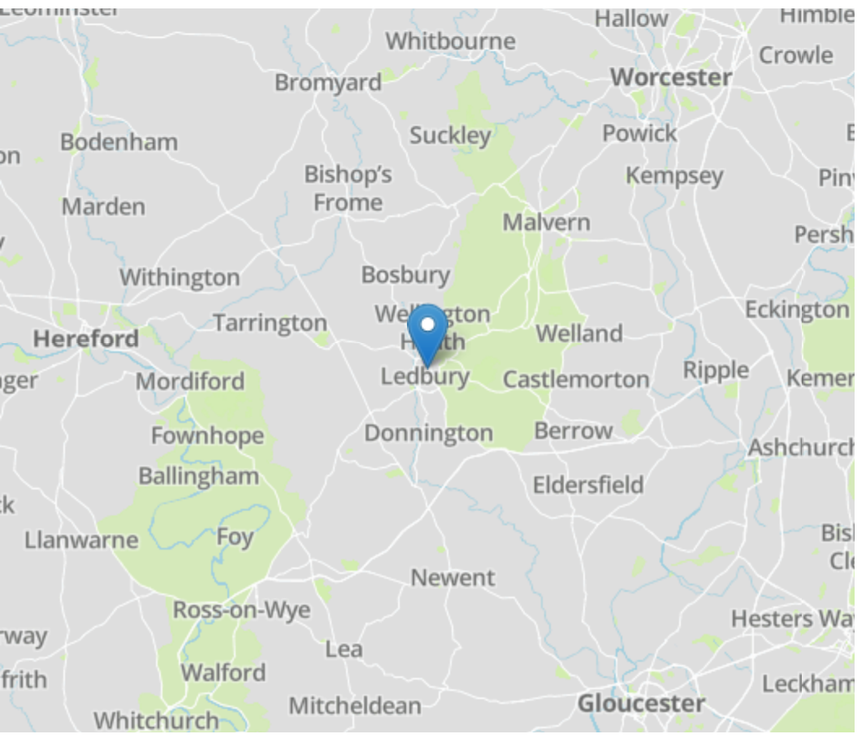
DIRECTIONS

From our office proceed on The Homend, turn left into Belle Orchard then first left into Belle Orchard Close where the property can be found at the end of the cul-de-sac.



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains service are connected.

Outgoings
Council Tax: Band B

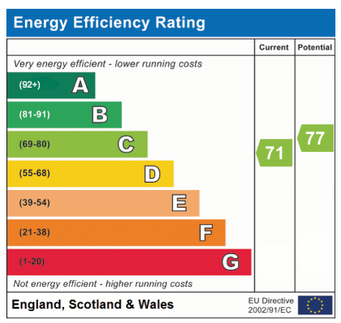
Viewing
By appointment through the Agents:
Hereford Office
8 King Street
Hereford, HR4 9BW
T: 01432 343477
E: hereford@shandw.co.uk

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



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.

Stooke Hill and Walshe .co.uk

10 Belle Orchard Close
Ledbury HR8 2AF

£237,500

• A well maintained terraced house. • Kitchen/Dining Room. • Three Bedrooms. • Enclosed Garden. • No Onward Chain.

10 Belle Orchard Close

Situation and Description

Set in an established location within easy walking distance of Ledbury town centre. A well maintained terraced house offering lounge, kitchen/dining room, three bedrooms, enclosed garden.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, doors to:

Cloakroom

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

Lounge

11' 5" x 12' 0" (3.48m x 3.66m) with window to front, radiator, power points, T.V point.

Kitchen/Dining Room

17' 6" max x 11' 6" max (5.33m max x 3.51m max) with two windows to rear, range of laminate worktops with cupboards and drawers under, inset sink with drainer, space for electric cooker, washing machine and fridge, eye level wall cupboards, tiled splashbacks, power points, breakfast bar, radiator, power points, Door to large Storage Cupboard. Door to:

Rear Porch

with plumbing for washing machine, stable door to rear opening onto the garden.

First Floor

Landing

with power points, door to Airing Cupboard, doors to:

Bedroom One

10' 4" x 11' 8" (3.15m x 3.56m) with window to rear, radiator, power points, doors to built-in wardrobe.

Bedroom Two

8' 10" x 14' 9" (2.69m x 4.50m) with window to front, radiator, power points.

Bedroom Three

8' 5" x 9' 1" (2.57m x 2.77m) with window to front, radiator, power points, door to Storage Cupboard.

Bathroom

with window to rear, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, radiator.

Outside

Approach

The property is approached from Belle Orchard Close via a path with adjacent lawned foregarden with well stocked shrub and floral borders.

Garden

The rear garden can be accessed via a wooden rear gate and comprises a patio seating area, adjacent gravelled bed with rasied shrub and floral borders and brick built garden store. The garden is enclosed on all sides.

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** 11'5 x 12' (3.48m x 3.66m)
- **Kitchen/Dining Room** 17'6 max x 11;6 max (5.33m max x 3.51m max)
- **Bedroom One** 10'4 x 11'8 (3.15m x 3.56m)
- **Bedroom Two** 8'10 x 14'9 (2.69m x 4.50m)
- **Bedroom Three** 8'5 x 9'1 (2.57m x 2.77m)

And there's more...

- Well MaintainedTerraced House.
- Good Size Kitchen/Dining Room.
- Three Bedrooms.
- Enclosed Garden.
- No Onward Chain.