



GENERAL INFORMATION

Tenure
Leasehold.

Services
All mains services 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

Belle Orchard House, Apartment One
Orchard Lane
Ledbury HR8 1DQ
£249,950



DIRECTIONS

From our office proceed up The Homend to the traffic lights, then turn left onto Orchard Lane where Belle Orchard House can be found on the left hand side just past Tesco's supermarket.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		76
(39-54)	E	63	
(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.



- Situated within walking distance of Ledbury town centre.
- Within a charming Grade II Listed building.
- A spacious apartment.
- Two Bedrooms.
- Two Bathrooms.
- Off Road Parking.
- Communal Garden.

Hereford 01432 343477

Ledbury 01531 631177



Apartment One, Belle Orchard House.

Situation and Description

Belle Orchard House is situated within walking distance of Ledbury town centre and is a delightful Grade II Listed property. Apartment One offers spacious accommodation to include two bedrooms, two bathrooms, kitchen/breakfast room, lounge, allocated off road parking and use of communal garden.

In more detail the accommodation comprises:

Inside

Reception Hall

with power points, door to Large Storage Cupboard. Doors to:

L Shaped Lounge

12' 3" max x 19' 9" max (3.73m max x 6.02m max) with two large windows to front, radiator, power points, T.V point, feature picture rail.

Kitchen/Breakfast Room

9' 10" x 11' 7" (3.00m x 3.53m) with window to rear, range of worktops with cupboards and drawers under, inset double sink with drainer, built-in four ring ceramic hob with oven under and stainless steel extractor hood over, eye level wall cupboards, integrated fridge/freezer, dishwasher and washing machine and microwave, tiled splashbacks, wall mounted Worcester central heating boiler, power points.

Bedroom One

9' 9" x 14' 0" (2.97m x 4.27m) with

two windows to front, radiator, power points, double doors to built-in wardrobes. Door to:

En-Suite

with window to rear, shower cubicle, low flush w.c., vanity unit with inset wash basin and cupboards under, radiator, extractor fan.

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m) with window to rear, radiator, power points.

Bathroom

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

Outside

Approach and Garden

The property is approached from Orchard Lane via a tarmac driveway leading to the parking area, apartment one enjoys one allocated parking space with visitor spaces.

To the front of Belle Orchard House is an area of lawn which residents can enjoy.

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...

- L Shaped Lounge
12'3 max x 19'9 max (3.72m x 6.02m)
- Kitchen/Breakfast Room
9'10 x 11'7 (3m x 3.53m)
- Bedroom One
9'9 x 14' (2.97m x 4.27m)
- Bedroom Two
9'10 x 8'10 (3m x 2.69m)

And there's more...

- Set within walking distance of Ledbury town centre.
- A Spacious Apartment.
- Two Bedrooms.
- Two Bathrooms.
- Allocated Off Road Parking.