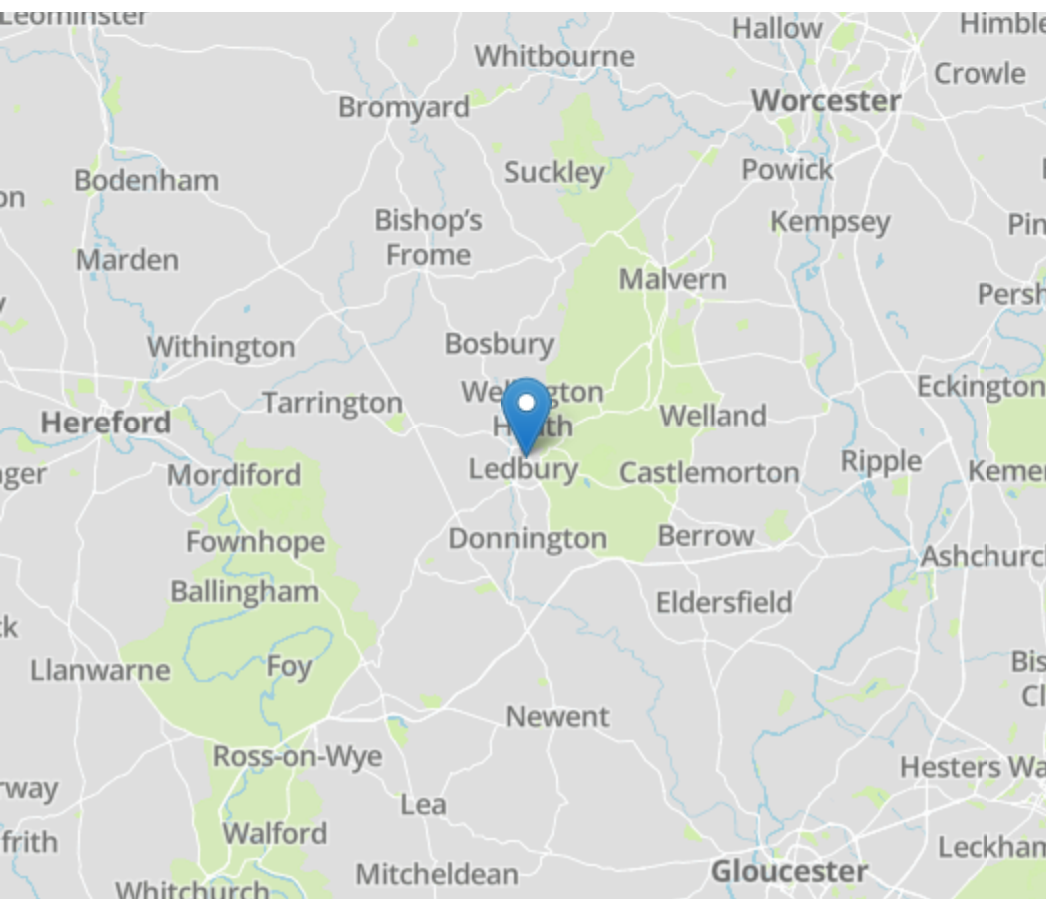




DIRECTIONS

From our office continue on The Homend, at the traffic lights turn left into Orchard Lane, take the first left into Belle Orchard where the property can be found on the left hand side as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold.

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

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

1 Belle Orchard
Ledbury HR8 1DG

£235,000



- Set in an established residential location.
- Charming and Much Improved En-Terrace House.
- Two Double Bedrooms.
- Large Garden.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



1 Belle Orchard

Situation and Description

Belle Orchard is located in an established residential location within easy walking distance of Ledbury town centre. Number 1 is a charming older style property which has been much improved, the accommodation comprises lounge, kitchen/dining room, bathroom, two double bedrooms, large garden and permit parking for residents.

Ground Floor

Lounge

12' 11" x 10' 5" (3.94m x 3.17m) with feature bay window to front, wood burning stove, original tiled flooring, radiator, power points, T.V point, door to:

Kitchen/Dining Room

12' 11" x 12' 5" (3.94m x 3.78m) with window to rear and side, range of laminate worktops with cupboards under, inset 1 1/2 bowl stainless steel sink with drainer, space for large Range style gas cooker (present on may remain subject to separate negotiations) space for fridge and freezer, central island with cupboards under, power points, radiator.

Rear Hall

with door to side opening onto the garden, recess with wall mounted Worcester central heating boiler, power points. Sliding door to:

Bathroom

with window to side, large shower cubicle with duel head shower, vanity unit with wash basin and drawers under, low flush w.c,

shower bordering, extractor fan, tiled flooring, radiator.

First Floor

Landing

with window to side, doors to:

Bedroom One

12' 11" x 10' 5" (3.94m x 3.17m) with window to front, radiator, power points.

Bedroom Two

12' 5" x 10' 0" (3.78m x 3.05m) with window to rear overlooking the garden, radiator, power points.

Outside

Approach

The property is approached from Belle Orchard via a wooden gate leading to a gravelled foregarden.

Residents of Belle Orchard are

able to apply for a resident parking permit.

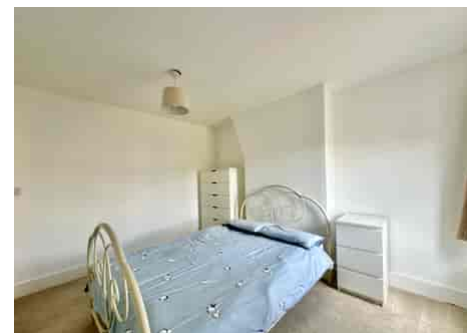
Garden

The rear garden can be accessed via a wooden side gate and comprises a gravelled area with steps leading to a large lawn with pathway. The garden is enclosed on all sides.

N.B - the neighbouring property has a pedestrian right of access across 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
12'11 x 10'5 (3.94m x 3.17m)
- ✔ Kitchen/Dining Room
12'11 x 12'5 (3.94m x 3.78m)
- ✔ Bedroom One
12'11 x 10'5 (3.94m x 3.17m)
- ✔ Bedroom Two
12'5 x 10' (3.78m x 3.05m)

And there's more...

- ✔ Charming End-Terrace House.
- ✔ Two Double Bedroom.
- ✔ Large Garden.
- ✔ No Onward Chain.