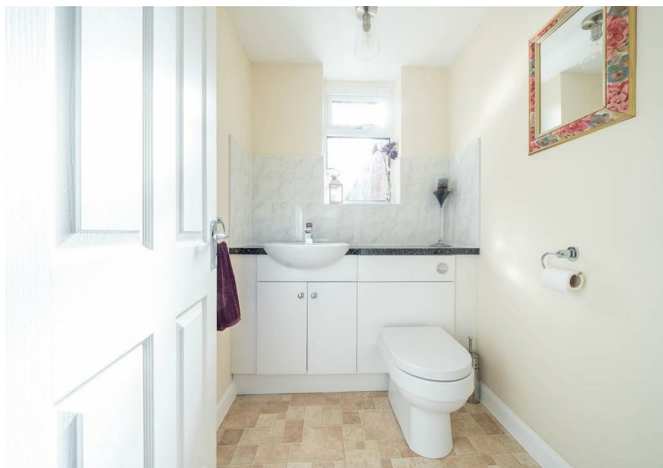




SAMUEL WOOD

12 Mortimer Close, Orleton, Ludlow, Shropshire, SY8 4PG

Offers Based On £345,000



This immaculate three bedroom link-detached bungalow is located in the well regarded and well serviced village of Orleton, enjoying a cul-de-sac position. Accommodation which has been re-roofed in the last two years, is very well presented and benefits from oil fired heating and UPVC double glazing. To include entrance hall, cloakroom, living room with wood burner, modernised kitchen/diner, three bedrooms and a modern bathroom. There is excellent driveway parking, garage with utility area and well maintained and enclosed rear garden.

- Well presented three bedroom linked detached bungalow
- Desirable and well serviced village
- Recently re-roofed
- Driveway parking and garage
- Landscaped garden
- Viewing highly recommended

Location

Orleton is a desirable village with an excellent range of facilities, to include shop with post office, two pubs, doctors surgery, junior school, church, village hall, recreation ground and active community. The village is easily accessible to historic Ludlow along with Leominster and Tenbury Wells respectively.

Accommodation

The property is approached into an entrance hall with a modern cloakroom. The sitting room, has a large picture window to front elevation and a feature fireplace with woodburning stove.

The kitchen / diner also sits to the front of the house and has a modern range of matching units, with cream coloured fronts, incorporating a double oven and fridge freezer and room for a table and chairs.

In the hallway, there is an airing cupboard and useful coat cupboard. There are three bedrooms, two of which have fitted wardrobes and look over the rear garden, whilst there is a modern house bathroom with a suite in white with a P shaped bath and shower over.

Outside

The property enjoys an extended driveway across the majority of the frontage, providing excellent parking with low retaining wall and lawn. Electrically operated door opens into the garage which has a utility area at the bottom, with a range of units and plumbing for a washing machine.

The rear garden, has been landscaped with low maintenance in mind with two paved seating areas, lawned garden with trees and shrubs, greenhouse and garden shed.

Services

Services: Mains electricity, water and drainage.
Oil fired heating via an externally housed Worcester boiler.
Woodburning stove.

Broadband Speed: 6 to 900 Mbps

Flood Risk: Very Low

Tenure: Freehold.

Local Authority: Herefordshire Council Council Tax Band D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

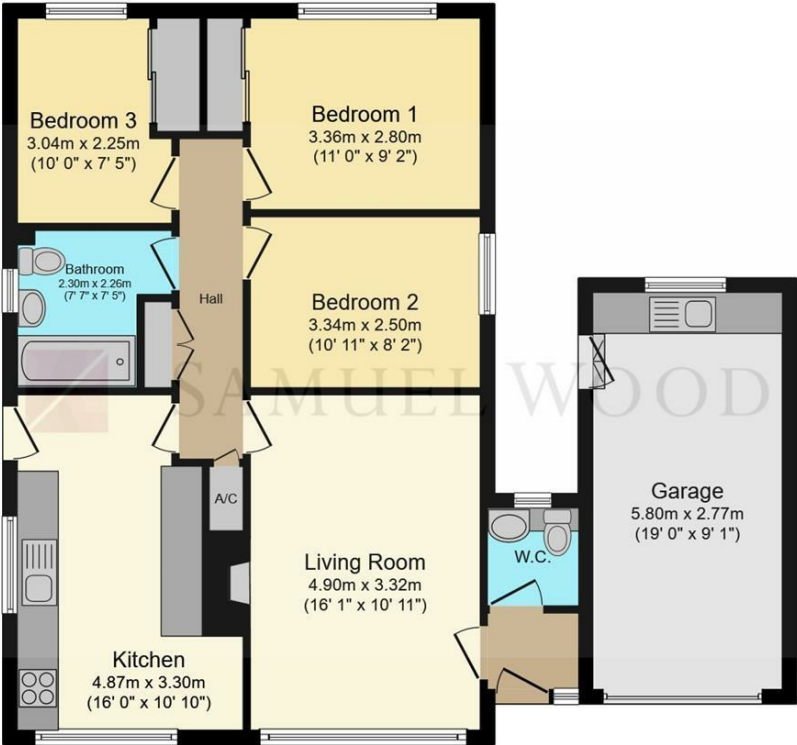
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Floor Plan

Total floor area: 90.7 sq.m. (976 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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