



3 Orchard Close, Dilwyn, Leominster, Herefordshire, HR4 8HQ

3 Bed. Semi-Detached Property In Quiet Village Location

O.I.R.O £230,000





## 3 Orchard Close

Dilwyn, Leominster, Herefordshire, HR4 8HQ

- Modern Semi-Detached Property in Quiet Cul-De-Sac Position In Village Location
- Kitchen/Dining Room
- Lounge
- Conservatory
- Utility Room & Downstairs Cloakroom
- 3 First Floor Bedrooms
- Family Bathroom
- Single Garage, Office & Driveway Parking
- Gardens Front & Rear
- Double Glazed & Centrally Heated

*O.I.R.O*  
*£230,000*  
*Freehold*

To arrange a viewing please contact us on

t. 01568 610600  
info@bill-jackson.co.uk  
www.bill-jackson.co.uk





#### LOCATION

3 Orchard Close is a modern styled improved and updated semi-detached village property having open aspect views to the rear in a quiet cul-de-sac position in the popular village of Dilwyn. Dilwyn is a sought after small village with Church, public house, village hall and school. A wide range of country walks are available on the doorstep and the larger village of Weobley is approximately one mile away with an exceptional wide range of services including doctor's surgery, shops, tea rooms, restaurants, post office, dentist and both primary and secondary school. The market town of Leominster is also easily accessible with train station, with the larger Cathedral City of Hereford a little further to the south.

#### BRIEF DESCRIPTION

3 Orchard Close is a well presented 3 bedroomed improved semi-detached property, having good sized accommodation over two floors to include a large living room with woodburning stove and feature fireplace leading to a conservatory overlooking the rear gardens. There is a good sized and well fitted breakfast-kitchen with ample space for dining leading to a good sized utility/boot room to the side with separate cloakroom. To the first floor the property has a good sized landing with 3 bedrooms communicating off and a fitted family bathroom, all benefiting from double-glazing and oil-fired central heating throughout.

Outside, the property has driveway parking with a single garage, gardens to the front and good sized lawned gardens to the rear with raised timber decked area with a selection of maturing shrubs, flowering plants and an ornamental fishpond with open rural aspects and views to the rear. The property also benefits from having a home office which has double-glazed windows fitted with light, power and telephone. The building is well insulated and is very useful as a home office.

The Agents strongly recommend internal inspection to appreciate the size and the setting of the property on offer.

#### SERVICES

Mains Electricity, Water & Drainage.  
Oil fired central heating.

OUTGOINGS - Council Tax Band: C

#### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

#### VIEWING

Strictly by prior appointment through the Agents, Jackson Property.  
Telephone 01568 610600.



DIRECTIONS

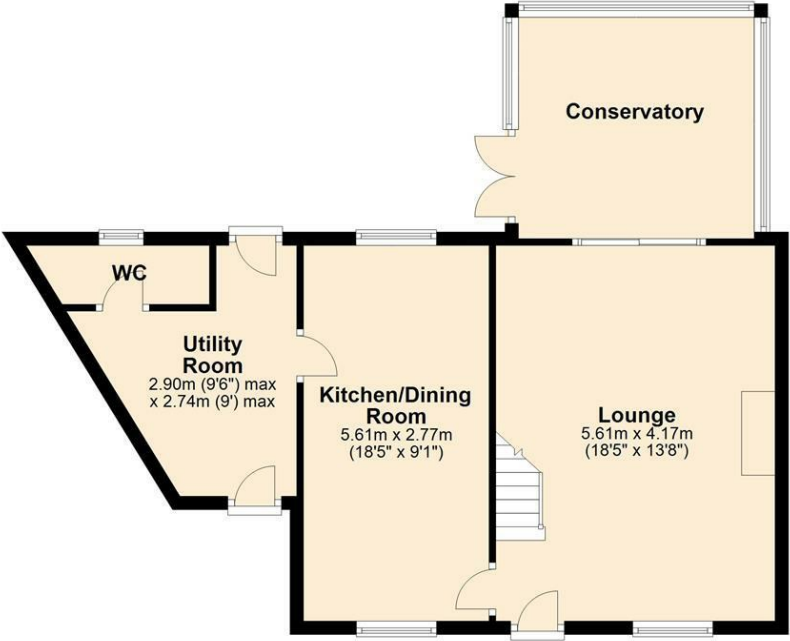
From Leominster proceed West on the A44/A4112 Brecon Road for approximately 4.5 miles, then turn left for the village of Dilwyn and follow the road into the village past the Church and the Pub and continue through the village keeping on this road where Orchard Close will be found on the left hand side as you leave the village.

Jackson Property (Leominster) for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

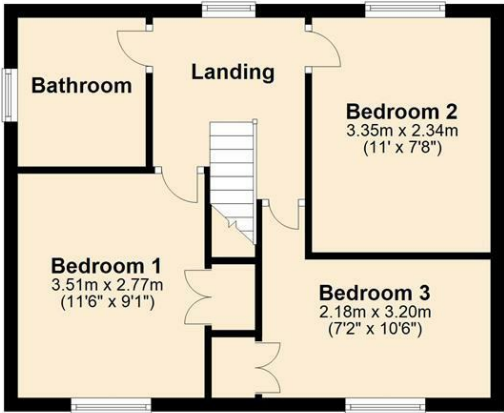
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current		Current
	Potential		Potential
	100		97
	53		48
England & Wales		England & Wales	

Ground Floor  
Approx. 62.6 sq. metres (674.3 sq. feet)



First Floor  
Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 102.7 sq. metres (1105.6 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

3 Orchard Close, Dilwyn, Hereford

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.