



12 Mortimer Drive, Orleton, Ludlow, Herefordshire SY8 4JW

Well Presented Detached 3 Bed Village Bungalow

Asking Price £325,000



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Orleton
Ludlow
Herefordshire
SY8 4JW
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LOCATION

This delightful detached bungalow is set in a quiet cul-de-sac position in the charming rural village of Orleton which offers a number of amenities to include a well thought of Pubs/Restaurants, Village Hall, Shop with Post Office, Doctor's Surgery, Primary School, Church and thriving local community, with the historic town of Ludlow easily accessible for a good range of amenities, as is the smaller market town of Leominster.

BRIEF DESCRIPTION

This well-presented detached bungalow is approached via its own private driveway which leads to the recessed double glazed front door, which opens to the reception hallway with wood effect flooring and door to cloakroom/wc. A further door leads through to the sitting room which is a lovely and light room with large double glazed window to the front elevation and forming a central feature to the room is a fireplace with matching stone surround and hearth which is currently not in use. There is a further door from the sitting leading through to the inner hallway with doors to two useful storage cupboards and a further linen cupboard with wood slatted shelving.

A door then leads through to the modern kitchen/dining room which offers a comprehensive range of matching units with ample work surface, with space for range style cooker with extractor hood above and planned space for slim line dishwasher. There is an additional pantry cupboard, ample space for dining table and double glazed window overlooking the gardens to the rear. Leading off the kitchen is a rear utility hallway with space and plumbing for washing machine and tumble dryer and housed in here is the LPG gas fired central heating boiler and door giving access to the garden. A further doorway leads through to the study which has a double glazed window to the rear.

From the inner hallway doors then lead off to the master bedroom, a good sized double bedroom with double glazed window to the front elevation and a range of built in wardrobes/cupboards. The second bedroom is also a double bedroom, currently used by the owner as a second sitting/snug and has a double glazed window overlooking the gardens to the rear. There is a modern well fitted shower room also off the inner hallway. The third/guest

- Well Presented Detached Bungalow Set In Quiet Cul-de-sac In Well Serviced Village
- Offering Centrally Heated & Fully Double Glazed 3 Double Bedroomed Accommodation
- Including Modern Kitchen/Dining Room, Sitting Room, Study & Modern Fitted Shower Room
- Set In Pleasant Mature Gardens & Ample Driveway Parking

bedroom was converted from the garage and offer a further double bedroom with double glazed window to the front elevation.

Outside the property is approached by its own private driveway providing ample parking with a pleasant good sized lawned front garden with a range of mature shrubs, plants and trees. There is a pathway to the side of the bungalow leading around to the pleasant side and rear gardens with steps leading up to the back door and flagged pathway/patio area. The gardens are again laid principally to lawn with floral and shrub boards dropping down to the stream that boards the property to the rear.

SERVICES

Mains Electricity, Water and Drainage
LPG Gas Fired Central Heating
Telephone (Subject to B.T.Regulations).

OUTGOINGS

Council Tax Band: D

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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

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.

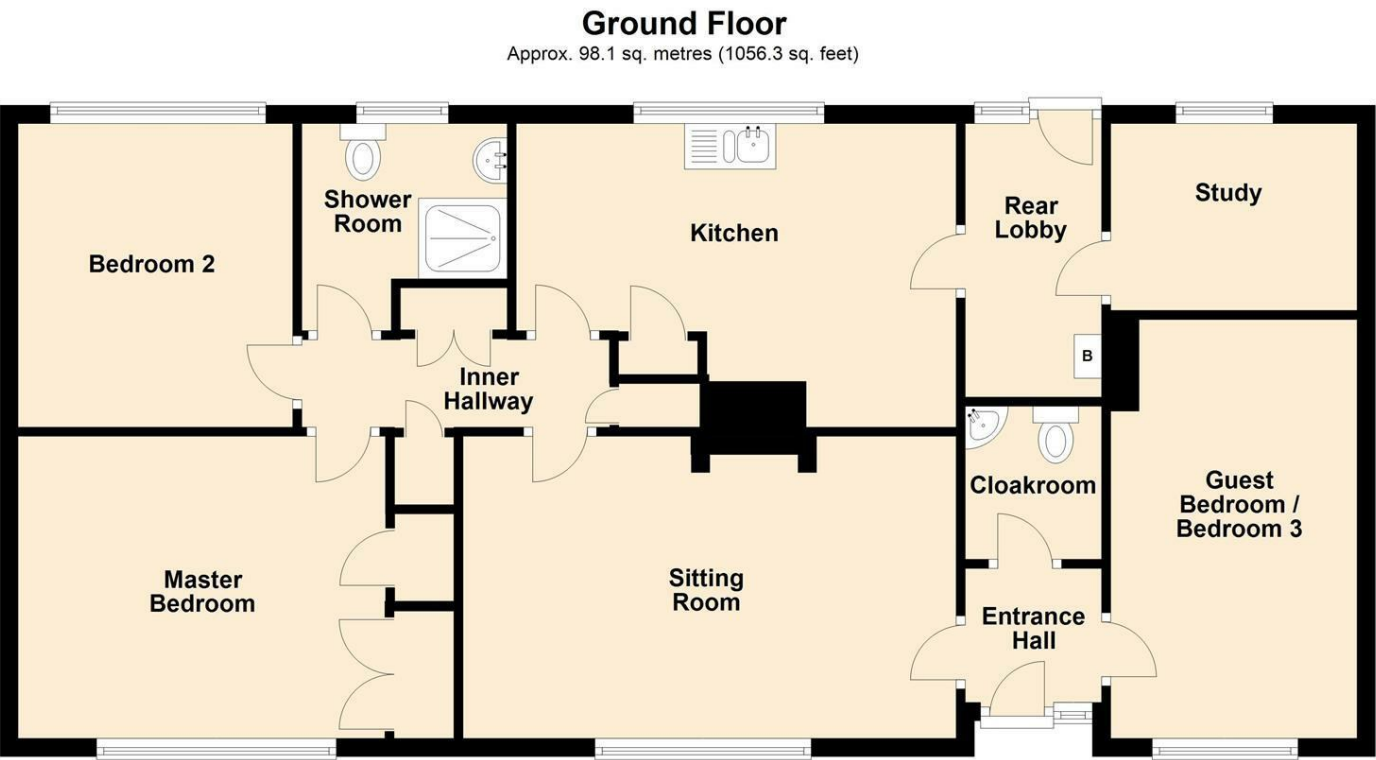






ROOM MEASUREMENTS

- SITTING ROOM - 17'9 x 10'11 (5.41m x 3.33m)
- KITCHEN/DINING ROOM - 15'10 x 10'9 max (4.83m x 3.28m)
- STUDY - 8'4 x 6'4 (2.54m x 1.93m)
- MASTER BEDROOM - 13'9 x 10'11 (4.19m x 3.33m)
- BEDROOM 2 - 10'10 x 9'11 (3.30m x 3.02m)
- BEDROOM 3/GUEST BEDROOM - 15'1 x 8'9 (4.60m x 2.67m)
- SHOWER ROOM - 7'5 x 5'4 (2.26m x 1.63m)



Total area: approx. 98.1 sq. metres (1056.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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