



SAMUEL WOOD

6 Millbrook Way, Orleton, Ludlow, SY8 4HW
Offers In The Region Of £325,000



6 Millbrook Way

Orleton, Ludlow, SY8 4HW



- 3 Bedroom Detached Bungalow
- Gardens Front & Rear
- Shower Room
- Located In A Well Serviced Village
- Driveway Parking
- No Onward Chain

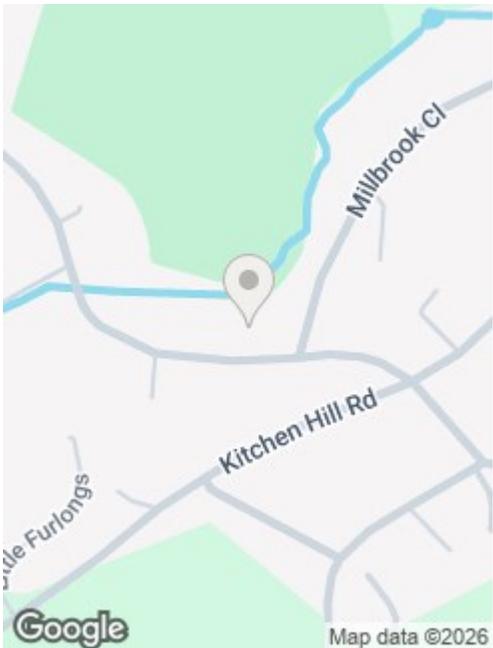
Nestled in the charming village of Orleton, this delightful three-bedroom detached bungalow on Millbrook Way offers a perfect blend of comfort and convenience. The property is ideally situated within easy reach of local amenities, including a shop, post office, two welcoming pubs, and a doctor's surgery, making it an excellent choice for those seeking a vibrant community atmosphere. With the market towns of Ludlow and Leominster just a short drive away. With its practical layout and attractive outdoor spaces, this bungalow is a must-see for anyone seeking a comfortable and convenient lifestyle in the heart of Orleton.

Upon entering, you are greeted by a Reception Hall that leads into a bright and airy Living Room, perfect for relaxation or entertaining guests. The well-appointed Kitchen Diner provides a wonderful space for meals and gatherings, ensuring that the heart of the home is both functional and inviting. Each of the two double bedrooms offers ample space and natural light, along with a third bedroom catering to families or those wishing to accommodate guests. The modern shower room adds a touch of contemporary style to the property.

Outside, the bungalow boasts lovely front and rear gardens mainly laid to lawn with some raised beds and a lovely outlook across the countryside to the rear. The driveway offers parking for up to four vehicles, complemented by a carport and a garage.







Directions

what3words ///orange.dripping.mailers

Agents Note:

1). The vendor has told us the property had flood water into the garage 17 years ago however none into the property itself, Balfour Betty are currently in the process of fitting flood doors to the property.

2). There is spray foam insulation in the loft. We have a quote on file for the removal of the foam.

Services: We understand that the property has Oil fired heating, Mains electric, Mains water, Mains drainage.

Broadband Speed: Basic 4 Mbps, Superfast 62 Mbps, Ultrafast 300 Mbps

Flood Risk: Low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council. Plough lane, Hereford, HR4 0LE. 01432 260000

Council Tax Band: D

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 Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.







Floor Plan

Floor area 99.2 sq.m. (1,068 sq.ft.)

Total floor area: 99.2 sq.m. (1,068 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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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