



17 Dark Orchard, Tenbury Wells, Worcestershire, WR15 8DH

Semi-detached 3 Bed House In Cul-De-Sac Position - CHAIN FREE

Offers Over £200,000



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Worcestershire
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LOCATION

Dark Orchard is a cul-de-sac set on the fringe of the popular market town of Tenbury Wells. The town itself offers a range of every day amenities including local junior and senior school, doctor's surgery, dentist, range of traditional high street shops, pubs and restaurants, Tesco's supermarket and leisure centre with swimming pool. Tenbury is well-placed for access to the surrounding centres of Ludlow, Cleobury Mortimer, Leominster and Worcester.

BRIEF DESCRIPTION

This charming semi-detached house is approached from the driveway to a sliding double glazed front door which opens to an enclosed Porch with tiled flooring and further double glazed door opening to the Reception Hallway. The Reception Hallway has a ceiling light, panelled radiator, power point and telephone point and useful under stairs storage cupboard. Doors then lead off to the Family Living Room with a lovely large double glazed window over looking the gardens to the rear, central ceiling light, panelled radiator, power points and television aerial point fitted. The Kitchen Dining Room also leads off the hallway and offers a range of matching base and wall units with rolled edge work surfaces to the base units, inset stainless steel sink with planned space for cooker and fridge. There are ample power points, ceiling lighting and double glazed window to the side elevation and double glazed inset door leading to the same. The room opens out to a dining area with further ceiling light, panelled radiator and double glazed window to the front elevation and housed in here is the gas fired central heating boiler. A staircase from the Reception Hallway leads up to the first floor landing with ceiling light, single power point, useful storage cupboard over the stairs, access to loft space and door to airing cupboard with factory insulated hot water cylinder. Doors lead to Bedroom 1, a good sized double bedroom with double glazed window to the rear elevation, central ceiling light, panelled radiator and power points fitted. Bedroom 2 has a double glazed window to the front elevation, central ceiling light, panelled radiator and power points fitted. Bedroom 3 also has a double glazed window to the front elevation, ceiling light and single power point fitted. The Family Bathroom offers a suite to include panelled bath with electric shower over, low flush w/c and hand wash basin with double glazed window to the side elevation, ceiling light and electric heated towel rail.

- Located In A Mature Residential Position Within The Popular Market Town Of Tenbury Wells
- Semi-Detached, Gas Centrally Heated & Double Glazed Property
- Offering 3 Bed Accommodation With Ground Floor Living Room & Kitchen Dining Room
- With The Benefit Of Driveway Parking, Single Garage & Good Sized Enclosed Rear Garden

OUTSIDE

The property is set in the corner of a cul-de-sac of similar properties with driveway parking to the front which leads to the side elevation with carport style canopy fronting the attached single garage measuring 16'4 x 8'0 (4.98m x 2.44m) with up and over door, power and lighting with personal door and double glazed window to the rear and also benefits from plumbing for a washing machine. There is secure gated access and pathway to the side of the garage which leads round to the enclosed, good sized garden to the rear with patio area directly to the back of the property with the garden itself predominantly laid to lawn with mature shrub/floral borders and small timber framed garden shed.

SERVICES

Mains Electricity, Water, Drainage and Gas.
Gas Fired Centrally Heated

OUTGOINGS

Council Tax Band:

LOCAL AUTHORITY

Worcestershire County Council

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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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

GROUND FLOOR

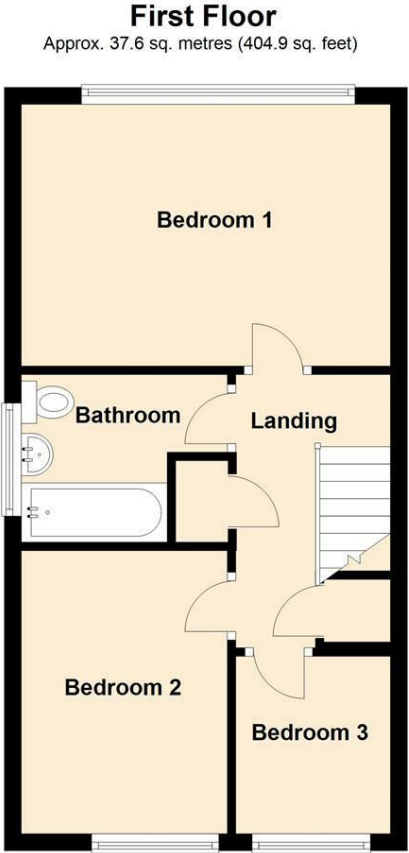
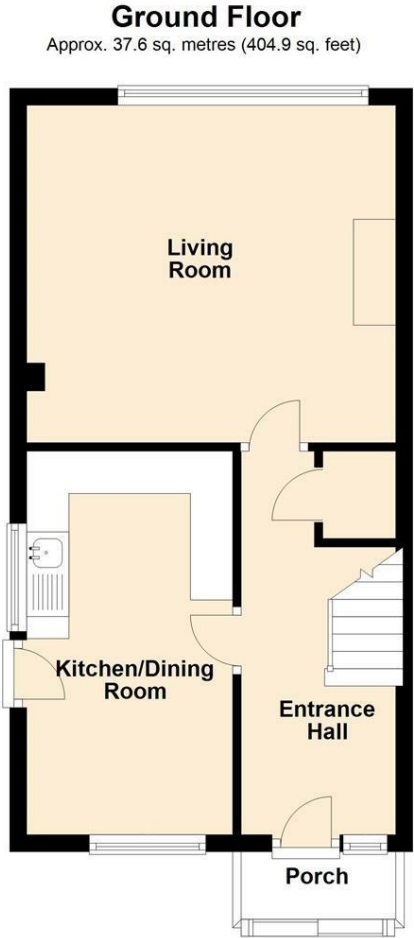
LIVING ROOM - 14'4 x 13'1 (4.37m x 3.99m)
 KITCHEN/DINING ROOM - 14'11 x 8'0 (4.55m x 2.44m)
 FIRST FLOOR

BEDROOM 1 - 14'4 x 10'1 (4.37m x 3.07m)
 BEDROOM 2 - 11'2 x 7'11 (3.40m x 2.41m)
 BEDROOM 3 - 6'11 x 6'1 (2.11m x 1.85m)
 BATHROOM - 7'11 x 6'5 (2.41m x 1.96m) max

DIRECTIONS

From Leominster take the A49 Ludlow road for approximately 1 mile, turn right on to the A4112 signposted Leysters and Kimbolton. Stay on this road for just over six miles which will take you to Tenbury Wells. On entering the town turn right on to the B4214, Bromyard Road and then turn right after the Co-op store into The Crescent and then turn right in to Dark Orchard.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (94-plus)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		83 65	Very environmentally friendly - lower CO₂ emissions (92-plus)A (81-91)B (69-80)C (55-68)D (39-54)E (21-38)F (1-20)G Not environmentally friendly - higher CO₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total area: approx. 75.2 sq. metres (809.8 sq. feet)

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.