



15 BELLS ORCHARD

Almeley HR3 6NE



**15 Bells Orchard
Almeley
Herefordshire
HR3 6NE**

In a quiet cul-de-sac setting and ideal for retirement, a detached bungalow set in attractive gardens with off-road parking and a useful carport.

Guide Price £225,000

Situation and Description

The lovely rural village of Almeley, is set away from main roads and has a mixture of old and modern properties centred around a village green, with a cricket pitch and an adjoining village hall and well-regarded primary school. Also, within the village is a church and popular public house, with further facilities available at the nearby village of Eardisley, and the market towns of Kington and Leominster.

Ideal for retirement, or perhaps as an investment, this attractive bungalow lies in a small cul-de-sac and occupies a small corner plot. It offers off road parking with a useful carport and comfortable living space which includes double glazing and oil-fired central heating.

On arrival, a front door leads into an entrance hall and then to a lounge/diner, with two radiators, a fireplace with small, fitted wood burner and double doors through to a conservatory with tiled floor and door to outside. The kitchen is well-appointed and includes fitted cupboards with an Indesit double oven, electric hob above and space for a fridge and washing machine.

To the rear of the bungalow are two bedrooms and a study or dressing room, all with double glazed windows overlooking the rear gardens. The main bedroom also benefits from fitted wardrobes and cupboards to one wall. The accommodation is then completed by a modern shower room, with a double shower cubicle, WC and wash hand basin.

Outside

The property is approached by its own driveway which provides parking for several cars and leads to a useful car port. The gardens then lie to the front side and rear and include various shrubs and plants, a small lawned area, pathways, patio and a useful greenhouse.

Services and Considerations

Mains electricity, mains water and mains drainage.
Tenure freehold
Council Tax band C
EPC Rating d 64/91
Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.

Directions

[What3Words///export.erase.ramps](https://www.what3words.com/export/erase/ramps)

Initially proceed out of Hereford on the A438 Kings Acre Road. After approx. 1½ miles turn right onto the A480 and follow road for approx. 9½ miles. Turn left signposted Brecon and then immediately right onto the A480. After approx. 1½ miles turn left at Woonton towards Almeley and proceed into the village bearing right at the village hall. At the T junction turn left and left again after the Bell pub. The property can then be found on the left-hand side.





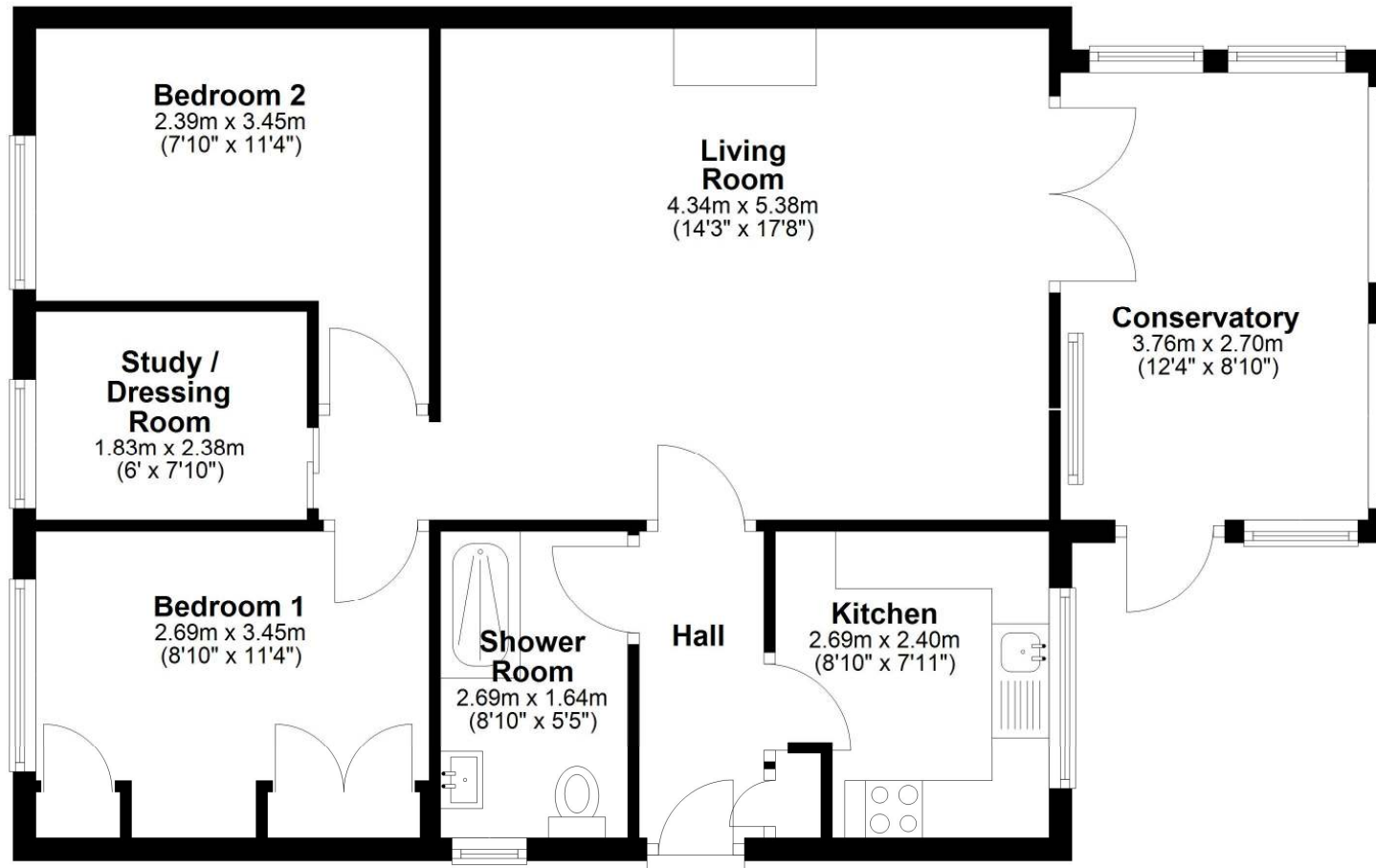




Two comfortable bedrooms with a supporting modern shower room & study/dressing room



Ground Floor



Total area: approx. 73.7 sq. metres (793.1 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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