



50 Orchard Vale

Bartestree, Hereford, Herefordshire, HR1 4FF

jackson
property

£325,000

Recently built 4 Bedroom Detached Property | Located in New Development of Malvern View, Bartestree | Kitchen/Breakfast Room with Integrated Appliances | Dining Room | Sitting Room | En-Suite Master Bedroom | Family Bathroom | Off Road Parking | Private Landscaped Gardens | Garage

Situation

Situated in a sought after Herefordshire location, the property is located on a brand new development close to the pretty village of Bartestree which has a village shop, public houses, village hall and local schooling in Lugwardine.

The city of Hereford is less than 5 miles away and offers a wide choice of primary and secondary schooling, variety of colleges, extensive retail and leisure facilities, hospital, Cathedral, cinema and theatre. The historic market town of Ledbury, 10.5 miles, has a good range of independent shops and heritage with attractive black and white buildings.

Hereford has excellent rail links to London Paddington and Birmingham New Street, and the motorway network can be accessed via Junction 2 of the M50 just 4 miles south of Ledbury.

Description

This beautiful home has a doorway leading into the entrance hall where there is access to all principle downstairs rooms including the WC, dining room, lounge and kitchen/breakfast room. The modern and fully fitted kitchen has a window to the side and patio doors opening to the garden. There is a range of wall and base units, integrated fridge freezer, dishwasher, washing machine, electric oven with hob and extractor hood over plus space for table and chairs.

Stairs from the entrance hall lead up to the first floor landing. The family bathroom has a modern three piece white suite including bath with shower over. Bedroom one overlooks the rear of the property and is complemented by an ensuite shower room. Bedroom two and three are also double rooms with Bedroom 4 being a good size single perfect for a nursery or play room.

Outside, there is a tarmac driveway to the side of the property leading to further parking/storage in front of the single garage. The front garden is laid to lawn with shrubbery providing an attractive frontage, together with pathway to the front door. A side gate gives access to the rear landscaped gardens also with laid lawns, a gravelled pathway and flowerbeds.

Services

All mains services are connected. Herefordshire Council Tax Band E

There is an annual Maintenance charge which is currently £215.98

Directions

Proceed East out of Hereford City along Ledbury Road towards Ledbury, passing through the Villages of Lugwardine and Bartestree. The property is the first one upon entering the development of Orchard Vale.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled. A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will

need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

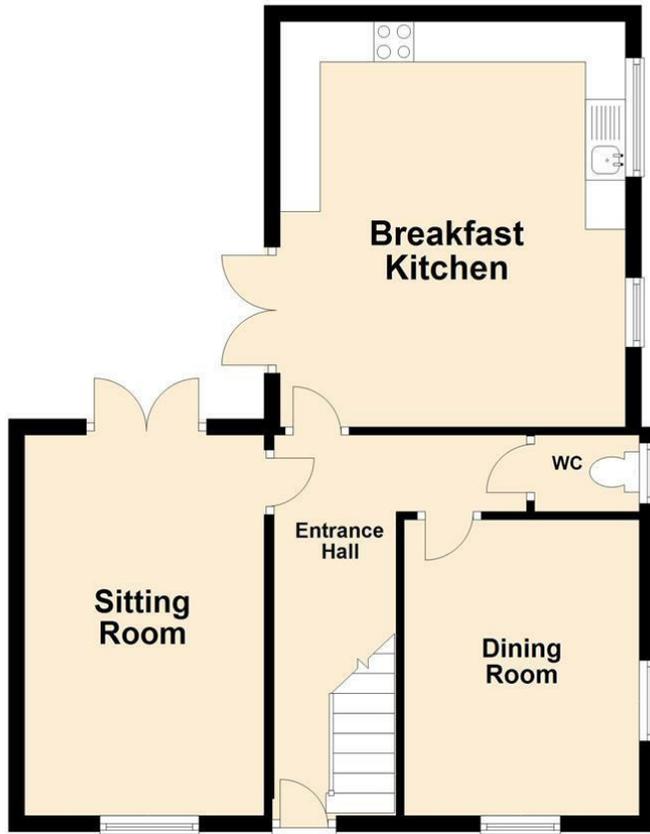


To arrange a viewing please contact us on t. 01432 344 779

hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Ground Floor

Approx. 630.0 sq. feet



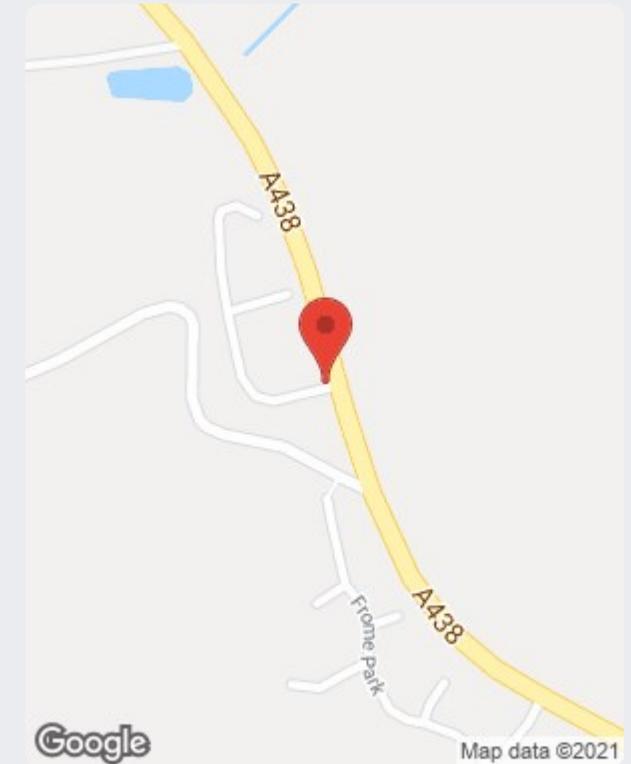
First Floor

Approx. 637.0 sq. feet



Total area: approx. 1267.0 sq. feet

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	94		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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