



LEDBURY

Offers over £425,000



30 WOODFIELD ROAD

Ledbury, Herefordshire HR8 2XJ



Three bedroom detached bungalow
Spacious and modern living accommodation
Ample off road parking, garage

Being situated in a quiet cul-de-sac position, this three bedroom detached bungalow offers all modern conveniences, including ample off road parking, detached garage and enclosed gardens.

Set in an established residential location within the established Deer Park estate, which is within easy walking distance of Ledbury town centre, which offers a comprehensive range of facilities and amenities to include shops, post office, many leisure activities, mainline railway station and regular bus service.

The larger centres of Hereford, Worcester and Gloucester are all approximately 16 miles distant and the M50/M5 motorway network can be found some four miles to the south of the town.



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KEY FEATURES

- Three bedroom detached bungalow
- Spacious and modern living accommodation
- Off road parking, garage
- Enclosed rear garden
- Popular location
- Easy access to transport links



STEP INSIDE

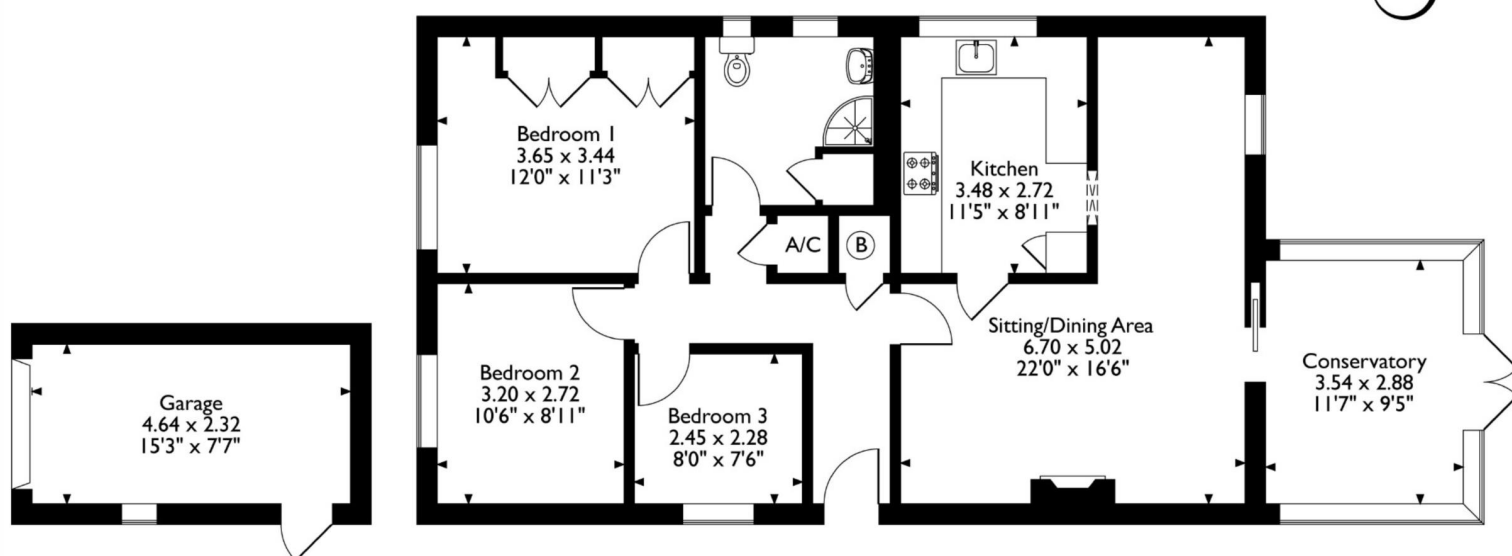


Accessed via an entrance hallway, featuring a radiator, power points, hatch to roof space, and doors leading to the airing cupboard housing the wall-mounted Worcester central heating boiler and a storage cupboard.

This L-shaped lounge/dining room includes windows to the side and rear, a feature woodburning stove with tiled hearth, a radiator, power points, and ceramic tiled flooring. It also has a door and opening to the kitchen.

The kitchen is equipped with a range of worktops with cupboards and drawers, an inset sink with drainer, a built-in four ring gas hob with oven under and extractor hood over, integrated fridge/freezer, washing machine, dishwasher, power points, splashbacks, and ceiling spotlights.

Approximate Gross Internal Area
 Main House = 91 Sq M/980 Sq Ft
 Garage = 11 Sq M/118 Sq Ft
 Total = 102 Sq M/1098 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The bathroom includes a window to the side, corner shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, extractor fan, and ceiling spotlights. There is also a door to the airing cupboard.

The first bedroom features a window to the front, radiator, power points, and double doors to a fitted wardrobe.

The second bedroom has a window to the front, radiator, and power points. The third bedroom includes a window to the side, radiator, and power points.

STEP OUTSIDE



The property is approached from Woodfield Road via a tarmacadam driveway with parking for numerous cars leading to a large Car Port and Garage. To front of the property is a terraced gravelled garden with steps leading to the front door.

The garden is accessible from the side of the property through a five-bar wooden gate and an additional tarmacadam driveway. This leads to a paved patio, an adjacent lawn with inset shrub and floral borders, two garden sheds, and a greenhouse.

There is also a further patio with a wooden pergola overhead. The garden is fully enclosed, providing considerable privacy.

INFORMATION

Postcode: HR8 2XJ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Ledbury High Street continue onto The Southend, at the round about take the second exit onto Leadon Way, at the roundabout take the second exit, then at the next roundabout take the third exit into Martins Way, at the T junction turn right, take the next right into Woodfield Road, turn right at the T junction and the bungalow can be found in the left hand corner of the cul-de-sac as indicated by the For Sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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