

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A RECENTLY CONSTRUCTED INDIVIDUAL DETACHED DORMER BUNGALOW IN A POPULAR VILLAGE LOCATION BENEFITING FROM AIR SOURCE CENTRAL HEATING AND DOUBLE GLAZING WITH 4 BEDROOMS, 4 BATHROOMS AND FITTED KITCHEN WITH BOSCH APPLIANCES, EASILY MAINTAINED GARDEN AND OFF ROAD PARKING

EPC: (tbc)

The New Bungalow - Guide Price: £475,000

Yew Tree Cottage, Bromsberrow Heath, Ledbury, Herefordshire HR8 1PG



The New Bungalow

Location

Bromsberrow Heath has a thriving local community shop and there is an excellent primary school and church in the nearby village of Bromsberrow. The site also lies within easy reach of the popular town of Ledbury which provides an excellent range of local amenities and facilities.

There is a mainline railway station in Ledbury and the property lies close to junction 2 of the M50 motorway.

Property Description

A new individual detached dormer bungalow located in the popular village of Bromsberrow Heath.

The well appointed accommodation has attractive internal oak doors and benefits from double glazing and air source heat pump central heating with underfloor heating on the ground floor and radiators on the first floor.

It is arranged on the ground floor with a canopy porch, reception hall, shower room, fitted kitchen with Bosch appliances, a sitting room and two bedrooms both with Ensuite shower rooms. On the first floor an attractive galleried landing gives access to two further bedrooms and a bathroom.

Outside there is a block-paved driveway providing off road parking and a lawned garden. There is space for a garage, subject to any necessary consents.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With double glazed composite front door. Attractive wooden flooring. Cupboard housing the hot water cylinder. Attractive staircase to first floor with glazed balustrade.

Shower Room

Fitted with a contemporary white suite comprising a large walk-in shower cubicle, inset wash basin with drawers under and a WC. Extractor fan. Chrome ladder radiator. Double glazed window to front.

Kitchen 4.03m (13ft) x 3.38m (10ft 11in)

Fitted with a good range of attractive contrasting coloured units comprising a double Belfast style glazed sink with drawer pack under. Further drawer and base units. Wall mounted cupboards. Feature quartz worktops with matching upstands. Built-in Bosch double oven. Fitted Bosch induction hob with Bosch stainless steel chimney hood over. Integral Bosch larder fridge, Bosch dishwasher and Bosch washing machine. Wooden flooring. Double glazed window to front. Double glazed door to rear.





Sitting Room 4.80m (15ft 6in) x 3.44m (11ft 1in)

With TV point. Wooden flooring. Double glazed window to side. Double glazed bi-fold doors to rear giving access to the garden.

Bedroom 1 3.90m (12ft 7in) x 3.15m (10ft 2in)

With double glazed window to front.

Ensuite Shower Room

Fitted with a shower cubicle, inset wash basin with cupboard under and a WC. Extractor fan. Chrome ladder radiator. Double glazed window to front.

Bedroom 2 4.49m (14ft 6in) max. x 3.10m (10ft) max.

With double glazed window to rear.

Ensuite Shower Room

Fitted with a shower cubicle, inset wash basin with drawer under and a WC. Extractor fan. Chrome ladder radiator. Double glazed window to rear.

Landing

With feature glazed balustrade.

Bedroom 3 3.97m (12ft 10in) x 3.92m (12ft 8in)

With large walk-in in cupboard. Double radiator. Access to eaves roof space. Double glazed Velux roof window to front.

Bedroom 4 3.92m (12ft 8in) plus recess x 3.35m (10ft 10in)

With double radiator. Access to eaves roof space. Double glazed Velux roof window to side.

Bathroom

With a contemporary white suite comprising a panelled bath with mixer tap and hand held shower attachment, inset wash basin with cupboard under and WC. Extensive tiled surrounds. Extractor fan. Chrome ladder radiator.

Outside

To the front of the property a pathway gives access to the front door and leads around the side of the bungalow to a lawned fenced rear garden with large paved terrace.

A block-paved driveway to the side provides off road parking and this is flanked by a further area of lawn which could provide space for a garage, subject to consent.

Services

We have been advised that mains water, electricity and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

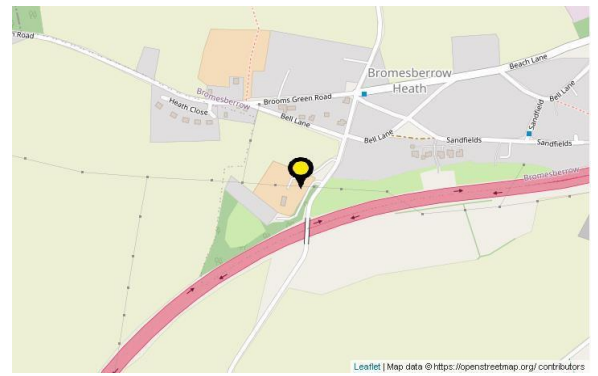
Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



Directions

From Ledbury take the A417 towards Gloucester. Continue for approximately 4 miles and take the second right hand turn to Bromsberrow Heath, signposted Beach Lane. Continue towards the centre of the village and turn left at the small crossroads by the bus stop. The bungalow will then be located after a short distance on the left hand side just after Yew Tree Cottage.



General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

TBC

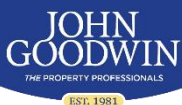
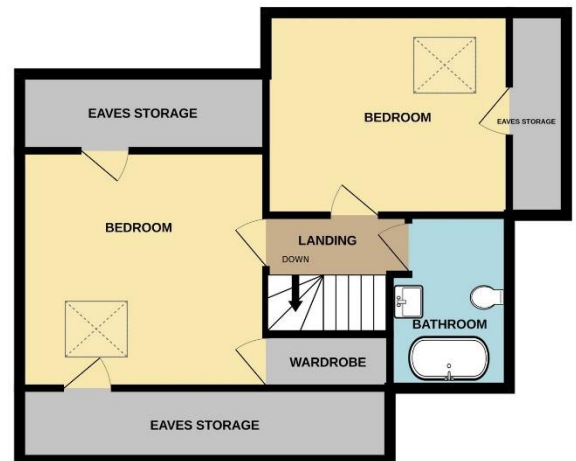
EPC

The EPC rating for this property is (tbc)

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.