



**WITH POTENTIAL FOR IMPROVEMENT A MODERN THREE BEDROOM DETACHED BUNGALOW SITUATED ON THE OUTSKIRTS OF LEDBURY TOWN BENEFITTING FROM WARM AIR GAS CENTRAL HEATING AND DOUBLE GLAZING WITH DRIVEWAY PARKING, SINGLE GARAGE AND ENCLOSED PRIVATE GARDEN. EPC D**

**NO ONWARD CHAIN**

**Guide Price- £325,000**

62 Biddulph Way, Ledbury, Herefordshire, HR8 2HN



## 62 Biddulph Way

### Location & Description

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

### Property Description

62 Biddulph Way is a three bedroom detached bungalow situated on the popular Deer Park residential development on the outskirts of Ledbury. The property benefits from double glazing and warm air central heating and has potential for improvement.

The accommodation comprises an entrance hall, "L" shaped sitting/dining room, kitchen, shower room, cloakroom with WC and three bedrooms.

Outside the property benefits from driveway parking giving access to a single detached garage. The front garden is paved for low maintenance, whilst the private enclosed rear garden is a good size and laid to lawn with flower beds and a paved seating area.

Available with no onward chain, the agent recommends an early inspection.

Accommodation with approximate dimensions as follows:

### Covered Porch

With outside light and step up to:

### Entrance Hall

With wooden/part glazed front door. Access to roof space. Pendant light fitting. Carpet. Cloaks cupboard. Cupboard housing warm air central heating boiler. Doors to:

### "L" Shaped Sitting/Dining Room 6.79m (21ft 11in) x 5.09m (16ft 5in)

With two double glazed windows to front. Fireplace with coal effect gas fire. Carpet. Wall lights and two ceiling lights. Door to:

### Kitchen 3.54m (11ft 5in) x 2.76m (8ft 11in)

Fitted with a range of eye level and base units. One and a half stainless steel sink unit with laminate work surfaces over. Space for electric cooker. Plumbing for washing machine and space for fridge freezer. Double glazed door and window to side. Laminate flooring.

### Bedroom 1 3.66m (11ft 10in) x 3.49m (11ft 3in)

With double glazed window to rear. Carpet. Pendant light fitting.





**Bedroom 2 3.23m (10ft 5in) x 2.71m (8ft 9in)**

With double glazed window to rear. Carpet. Pendant light fitting.

**Bedroom 3 2.48m (8ft) x 2.27m (7ft 4in)**

With double glazed window to side. Carpet. Pendant light fitting.

**Claokroom**

With WC. Double glazed window to side. Ceiling light fitting.

**Shower Room**

With walk-in shower with main shower and shower boarding. WC and wash hand basin. Part tiled walls and laminate flooring. Airing cupboard with hot water tank. Extractor fan. With double glazed window to side.

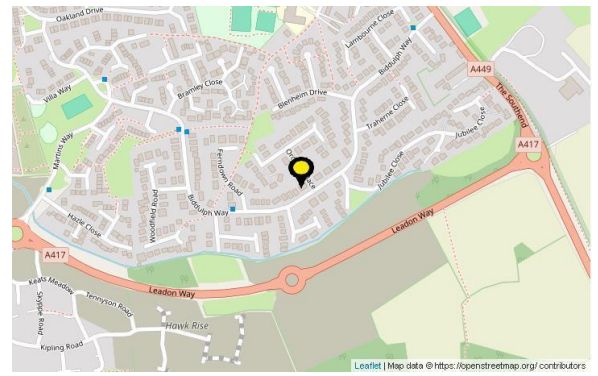
**Outside**

The property benefits from driveway parking giving access to a detached single garage with electric roller door and personal door to the garden. The front garden is paved for low maintenance whilst the enclosed and private rear garden, benefiting from gated side access, is laid to lawn with flower beds and a paved seating area. The summerhouse and garden shed are included in the sale.



## Directions

From the Agent's Ledbury office turn right at the traffic lights and continue along The Southend. Proceed up the hill, past the Secondary school and take the right hand turn into Biddulph Way. Continue down the hill where the property will be found on the right hand side opposite the turning into Shepherds Close.



## Services

We have been advised that mains services 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.

## 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

COUNCIL TAX BAND "D"

## EPC

The EPC rating for this property is D (58).

GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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 leases 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.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

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