

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN ATTRACTIVE DETACHED MODERN BUNGALOW CONVENIENTLY SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA CLOSE TO LEDBURY TOWN CENTRE OFFERING WELL PROPORTIONED ACCOMMODATION WITH THREE BEDROOMS (ONE EN SUITE), SITTING ROOM, CONTEMPORARY KITCHEN, LARGE GARDEN ROOM, REFITTED SHOWER ROOM, NEWLY LAID BLOC PAVED DRIVEWAY, SINGLE GARAGE AND DELIGHTFUL GARDEN.

VIEWING ESSENTIAL. EPC C.

44 Biddulph Way – Guide Price £395,000

Ledbury, Herefordshire, HR8 2HN



44 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

Situated on the sought after Deer Park Estate close to Ledbury town centre, 44 Biddulph Way is an attractive detached bungalow, which has recently been modernised to a high standard by the current vendor. The accommodation has been reconfigured to create an impressive master bedroom with a spacious en suite bathroom. The bungalow has been redecorated throughout with newly laid carpets, a newly fitted shower room and an insulated roof has been added to the garden room, enabling it to be used all year round. The property further benefits from air conditioning units in the principal rooms together with gas fired central heating and double glazing.

Extending to approximately 1160 sq ft, the accommodation comprises an entrance hall with fitted cupboards, sitting room, spacious garden room, kitchen, three bedrooms (one en suite) and a shower room.

Outside, 44 Biddulph Way is approached by a bloc paved driveway providing parking for several vehicles and in turn leads to a **SINGLE GARAGE**. There is an attractive fore garden mainly laid to lawn with colourful rockeries. The rear garden is exceptionally private and has been beautifully landscaped with a paved seating patio, lawned area, ornamental pond and mature shrub borders. There is a **SUMMER HOUSE**, **GREENHOUSE** and a garden **SHED**.

With so much to offer, the agent's recommend an early inspection.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Two ceiling lights, radiator. Built in cloaks cupboard. Built in cupboard housing gas fired Worcester boiler with slatted shelving. Doors to

Sitting Room 3.64m (11ft 9in) x 3.51m (11ft 4in)

Side facing window, ceiling light, air conditioning unit, radiator, TV point. Sliding door to

Garden Room 5.50m (17ft 9in) x 3.85m (12ft 5in)

A fantastic addition enjoying a wonderful outlook across the rear garden and benefitting from an insulated roof. Wall lights, air conditioning unit, two radiators, wood effect flooring. French doors to rear garden.





Kitchen 3.69m (11ft 11in) x 3.54m (11ft 5in)

Fitted with a range of wall and floor mounted units with granite work surface over, matching upstands and inset sink with bevelled drainer. Integrated NEFF **OVEN** with **MICROWAVE** above. Electric 4 ring induction **HOB** with cooker hood over. Space for fridge freezer. Space for washing machine and dishwasher.

Side facing window, recessed spotlights. Door to outside.

Bedroom 1 4.96m (16ft) x 3.64m (11ft 9in)

Large front facing window, ceiling light, radiator.

Comprehensive range of Hammond fitted furniture to include wardrobes and drawers. Door to



En Suite Bathroom

Contemporary suite comprising panel bath, walk in shower enclosure with tiled surround, pedestal wash hand basin, low level WC. Front facing opaque glazed window, ceiling light, large built in cupboard with shelving, towel rail, part tiled walls, tiled floor.

Bedroom 2 3.23m (10ft 5in) x 2.73m (8ft 10in)

Side facing window, ceiling light, radiator. Internal window and door to conservatory.

Bedroom 3 2.51m (8ft 1in) x 2.25m (7ft 3in)

Side facing window, ceiling light, radiator.



Shower Room

Contemporary suite comprising shower enclosure with tiled surround, pedestal wash hand basin, low level WC. Side facing opaque glazed window, recessed spotlight, part tiled walls, ladder style towel rail, tiled floor.

Outside

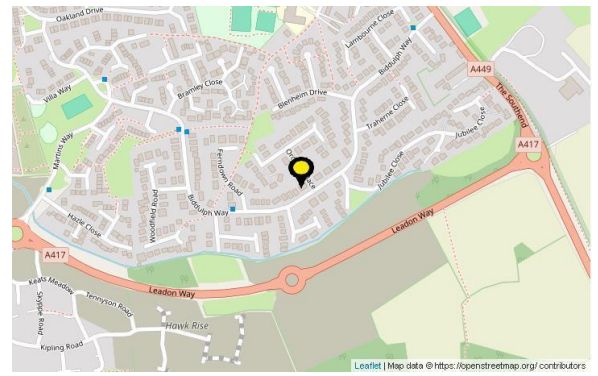
44 Biddulph Way is approached by a newly laid bloc paved driveway providing ample off road parking and in turn leads to a **SINGLE GARAGE** with an electronically controlled door and personal door to the rear garden. There is a delightful fore garden laid to lawn with attractive rockeries.

A bloc paved pathway leads to the rear garden, which enjoys a west facing aspect and is incredibly private. The garden has been professionally landscaped and comprises a paved seating area, lawn, ornamental pond and mature shrub borders. There is a **GREENHOUSE, SHED** and a **SUMMER HOUSE**.



Directions

From the agents Ledbury office turn right at the traffic lights and proceed along The Southend. Turn right into Biddulph Way, proceed down the hill and the property will then be located on the right hand side.



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).

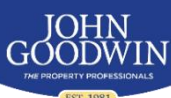
Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (70).



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

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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.
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