

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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OCCUPYING A CORNER PLOT, A SPACIOUS DETACHED BUNGALOW SITUATED IN THE SOUGHT AFTER VILLAGE OF BOSBURY OFFERING THREE BEDROOMED ACCOMMODATION WITH ONE LARGE RECEPTION ROOM, TWO BATH/SHOWER ROOMS, BREAKFAST KITCHEN, STUDIO, DRIVEWAY PARKING AND DELIGHTFUL GARDEN.

EPC TBC.

Tethersend – Guide Price £399,500

Southfield Lane, Bosbury, Ledbury, HR8 1PZ



Tethersend

Location & Description

Tethersend is situated on the outskirts of the popular village of Bosbury, which has a primary school, church, village hall and public house. Ledbury is approximately 4 miles away and has a wide range of facilities and amenities including a mainline railway station. The M50 motorway is four miles to the south of Ledbury. The property is strategically well placed for access to a number of major centres including the city of Worcester (14 miles), Hereford (16 miles), Malvern (9 miles). In Malvern itself there is an excellent range of facilities including Waitrose supermarket, shops and banks, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Malvern also has two railway stations and Junction 7 of the M5 motorway at Worcester is only about ten miles away. The area is also renowned for its educational facilities including a variety of highly regarded primary state and private schools (notably Malvern College and Malvern St James School as well as The Downs and Elms Preparatory Schools).

Property Description

Situated on the outskirts of the popular village of Bosbury, Tethersend is a well proportioned detached bungalow benefitting from gas fired central heating and double glazed throughout.

The accommodation comprises a spacious reception hall, large sitting/dining room, breakfast kitchen, studio, garden room, three bedrooms, bathroom and a separate shower room.

The property enjoys a secluded corner plot garden, planted with an interesting variety of trees and shrubs and ample driveway parking.

The accommodation with approximate dimensions is as follows:

Spacious Reception Hall

With newly fitted opaque glazed front door and matching side panels. Two ceiling lights. Two single radiators. Telephone point. Access to insulated roof space.

Sitting/Dining Room 7.59m (24ft 6in) x 3.72m (12ft) max

With a feature brick open fireplace. Double radiator and two single radiators. TV aerial point. Double glazed windows to front and side.

Breakfast Kitchen 5.01m (16ft 2in) max x 3.97m (12ft 10in) max

Fitted with a range of modern wall and floor mounted units with work surface over, inset sink drainer unit and tiled surrounds. Built-in Zanussi **DOUBLE OVEN** with cooker hood over. 4 ring **HOB**. Built in **DISHWASHER**. Space for fridge freezer. Double glazed windows to front, side and rear. Ceiling lights. Two single radiators.

Rear Lobby

Having a useful **UTILITY AREA** with ceiling light and power connected. Door to





Studio 5.43m (17.50ft) x 3.02m (9ft 9in)

Formerly used as a garage and then converted into a studio but currently used as storage only.

With side facing window. Two ceiling lights. Radiator. Water tap.

Garden Room 3.87m (12ft 6in) x 2.84m (9ft 2in)

With windows to side and rear. Ceiling light. Space and plumbing for washing machine. Stable door to side giving access to the garden. Further door to side passageway with covered storage area.

Bedroom 1 4.42m (14ft 3in) max x 3.38m (10ft 11in) plus recess

Window to front overlooking the garden. Built in double wardrobe. Single radiator. Ceiling light. Overhead cupboards.

Bedroom 2 3.51m (11ft 4in) plus door recess x 3.30m (10ft 8in) max

Side facing window. Ceiling light. Single radiator. Overhead cupboards. Useful built in cupboard with light.

Bedroom 3 3.66m (11ft 10in) x 1.94m (6ft 3in)

Side facing window overlooking the garden. Single radiator. Ceiling light.

Bathroom

Fitted with a white suite comprising a panelled bath, wash hand basin and WC. Recessed spotlights. Fully tiled surrounds. Shaver light point. Ladder style towel rail. Airing cupboard containing wall mounted Baxi boiler with slatted shelving. Opaque glazed window.

Separate Shower Room

Fitted with a white suite comprising a corner shower cubicle, wash hand basin and Wc. Ceiling light. Fully tiled surrounds. Single radiator. Opaque glazed window.

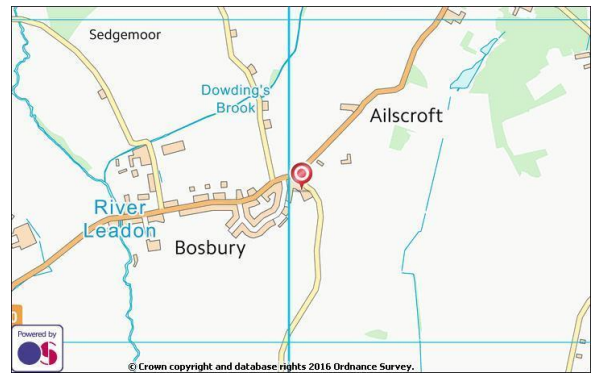
Outside

The property is approached via a driveway which provides ample off road parking. The bungalow enjoys a private corner plot garden being mainly laid to lawn with an interesting variety of plants, trees and shrubs. There is a terrace, which is a superb sun trap, with a wooden pergola over. There is a vegetable patch, further lawned area with wooden sheds and a gated access onto Southfield Lane.



Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Bear right at the railway station on to the B4214 Bromyard Road and continue out of Ledbury. Proceed into Bosbury and continue to the far end of the village. Continue past the first turning right into Forge Bank and Tethersend will then be located on the corner of the second turning right in to Forge Bank, just before Southfield Lane.



Services

We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers 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 "E"

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 TBC.

GROUND FLOOR
1375 sq.ft. (127.8 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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