



A MODERN WELL APPOINTED DETACHED HOUSE BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 4 BEDROOMS (1 ENSUITE), FITTED DINING KITCHEN WITH APPLIANCES, CONSERVATORY, ENCLOSED REAR GARDEN AND GARAGE WITH ADDITIONAL DRIVEWAY PARKING

EPC: (tbc)

Guide Price: £395,000

26 Bronte Drive, Ledbury Herefordshire HR8 2FZ



26 BRONTE DRIVE

Location

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

A modern double fronted detached house occupying a corner plot in a popular and convenient cul de sac on the outskirts of Ledbury.

The well appointed accommodation has attractive oak internal doors and benefits from gas fired central heating and double glazing. It is arranged on the ground floor with a canopy entrance porch, reception hall, cloakroom with WC, sitting room with feature fireplace, conservatory, fitted dining kitchen with appliances and a useful utility room.

On the first floor, the landing gives access to a master bedroom with Ensuite shower room with WC, three further bedrooms and a separate shower room with WC.

Outside there is a small garden to the front and a pleasant enclosed garden to the rear.

A driveway to side provides off road parking and gives access to an attached single garage.

ACCOMMODATION:

Canopy Porch

With outside lights.

Reception Hall

Having a wooden front door with glazed inserts. Double radiator. Stairs to first floor. Built-in understairs cupboard. Coving. Attractive wood-effect tiled floor.

Cloakroom

Fitted with a white suite comprising a wash basin and WC. Half tiled surrounds. Matching tiled floor. Single radiator. Double glazed window to front.

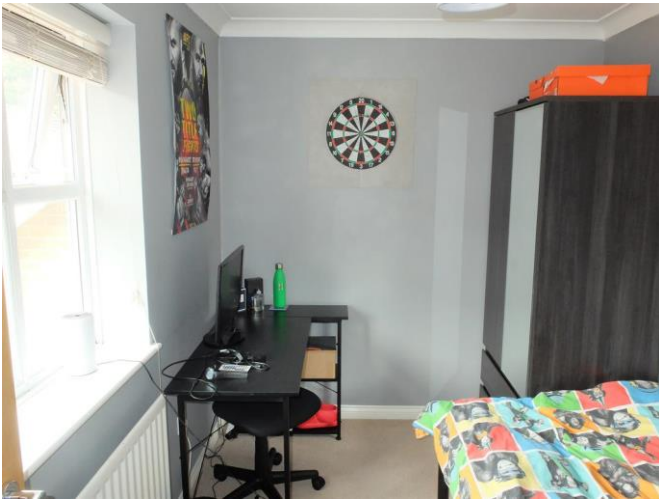
Sitting Room 5.76m (18ft 7in) x 3.38m (10ft 11in)

Having a feature fireplace with fitted remote control coal effect living flame gas fire. TV point. Two single radiators. Coving. Double glazed window to front. Attractive half glazed oak door from hall. Double glazed double doors to conservatory.

Conservatory 3.10m (10ft) max. x 2.79m (9ft) max.

With dwarf walling and double glazed surrounds. Tiled floor. Laminate flooring. Double glazed double doors to side giving access to the rear garden.





Dining Kitchen 5.76m (18ft 7in) x 3.04m (9ft 10in) max.

Well fitted with a good range of units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Peninsular bar. Built-in oven with 4-ring gas hob and chimney hood over. Integral fridge freezer. Integral dishwasher. Two single radiators. Coving. Matching tiled floor. Half glazed oak door from hall. Double glazed windows to front and rear.

Utility Room

With fitted worktop and base unit. Plumbing for washing machine. Matching cupboard housing a gas fired boiler. Single radiator. Extractor fan. Half glazed door from hall. Double glazed door to rear.

Landing

Having an airing cupboard with hot water cylinder. Coving. Double glazed window to rear.

Bedroom 1 4.06m (13ft 1in) max. x 3.46m (11ft 2in)

With single radiator. Access to roof space. Coving. Double glazed window to front.

Ensuite Shower Room

Fitted with a shower cubicle, wash basin and WC. Fully tiled surrounds. Chrome ladder radiator. Extractor fan. Coving. Tiled floor. Double glazed window to front.

Bedroom 2 3.59m (11ft 7in) x 2.51m (8ft 1in)

With single radiator. Coving. Double glazed window to front.

Bedroom 3 2.99m (9ft 8in) x 2.20m (7ft 1in)

With single radiator. Coving. Double glazed window to rear.

Bedroom 4 2.48m (8ft) x 2.09m (6ft 9in)

With laminate flooring. Single radiator. Coving. Double glazed window to rear.

Shower Room

Fitted with a large shower cubicle, wash basin and WC. Fully tiled surrounds. Chrome ladder radiator. Extractor fan. Tiled floor. Double glazed window to front.

Outside

To the front of the property there is a stone terrace with established plants a shrubs.

A driveway to side provides off road parking and gives access to a single attached garage which has light and power and a personal door to the rear garden.

To the rear, there is an attractive enclosed garden which is pleasantly arranged with a paved and stone terrace, further decked terrace and well stocked flowerbeds.

There is a useful outside tap and light.

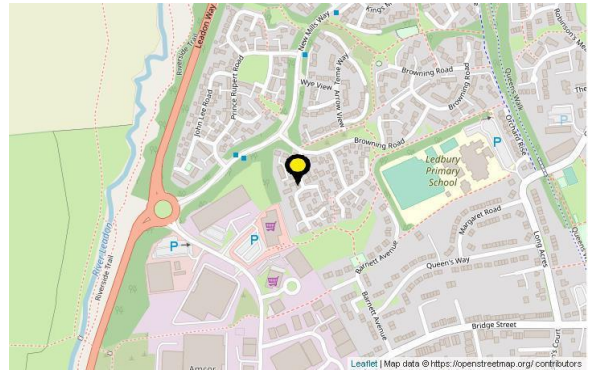
Services

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 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.



Directions

From the agents office turn left at the traffic lights and proceed along the High Street and the Homend. Continue over the traffic lights at Tesco and bear left by the railway station onto the Hereford Road. At the roundabout take the first turning left into New Mills Way continue towards the far end and turn left into Browning Road. Proceed for a short distance and turn right into Bronte Drive and the property will be located on the right hand side.



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

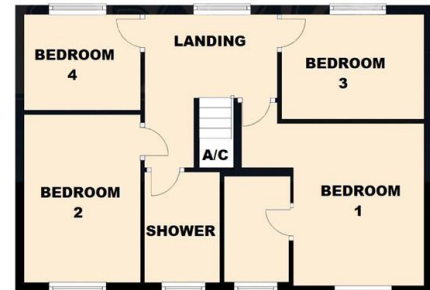
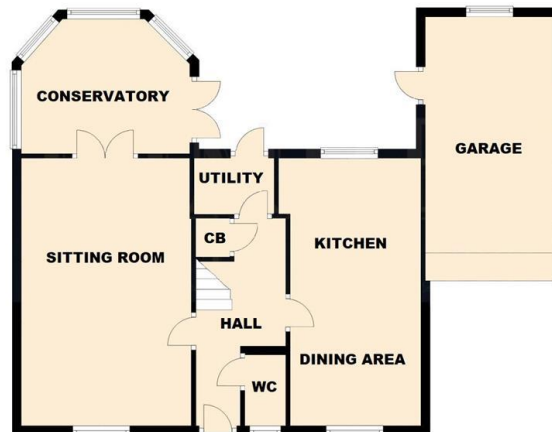
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND: E

EPC

The EPC rating for this property is (tbc)



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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.
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.

