

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MODERN DETACHED BUNGALOW SITUATED IN A POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LEDBURY OFFERING TWO/THREE BEDROOMED ACCOMMODATION WITH A SITTING ROOM, KITCHEN, BATHROOM, SINGLE GARAGE, DRIVEWAY PARKING AND AN ENCLOSED REAR GARDEN.

NO ONWARD CHAIN. EPC C.

12 Frome Brook Road - Guide Price £350,000

Ledbury, Herefordshire, HR8 2FH



12 Frome Brook Road

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

A modern detached bungalow occupying a pleasant position in a popular residential area the outskirts of Ledbury.

The accommodation benefits from gas fired central heating and double glazing. It comprises a spacious reception hall, kitchen, sitting room, two bedrooms, separate dining room/third bedroom and a bathroom.

Outside, there is a detached single garage with driveway parking and a small low maintenance rear garden.

Offered for sale with no onward chain, the accommodation with approximate dimensions is as follows:

Entrance Hall

Ceiling light, access to loft space, radiator, telephone point. Fitted cupboard with slatted shelving and radiator. Doors to

Sitting Room 4.57m (14ft 9in) x 4.00m (12ft 11in)

Ceiling light, wall lights, radiator. French doors leading to the garden.

Kitchen 2.89m (9ft 4in) x 2.25m (7ft 3in)

Fitted with a range of wall and floor mounted units with work surface over, inset one and a half sink drainer unit and tiled surrounds. Integrated Diplomat **OVEN** with 4 ring electric **HOB** and cooker hood over. Integrated **FRIDGE FREEZER**. Space and plumbing for washing machine. Wall mounted Worcester gas fired boiler.

Front facing window, ceiling light, radiator.

Bedroom 1 5.16m (16ft 8in) x 2.97m (9ft 7in)

Front facing bay window, ceiling light, radiator.

Bedroom 2 3.44m (11ft 1in) x 3.04m (9ft 10in)

Front facing window, ceiling light, radiator.

Bedroom 3/Dining Room 3.69m (11ft 11in) x 3.38m (10ft 11in)

Rear facing window, ceiling light, radiator.





Bathroom

Suite comprising panel bath with hand held shower shower attachment, walk in shower enclosure, pedestal wash hand basin, low level WC. Opaque glazed window, ceiling light, extractor fan, radiator.

Outside

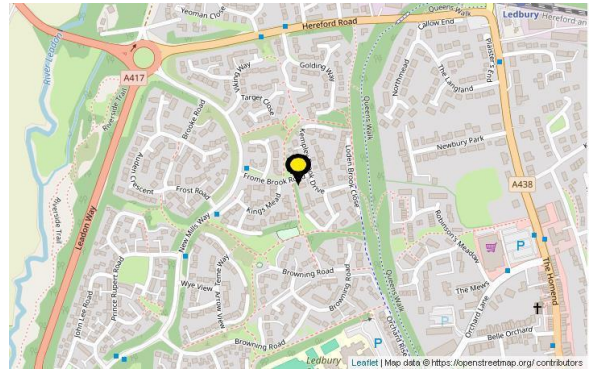
To the side of the property there is a driveway providing parking and in turn leads to a **SINGLE GARAGE**.

To the rear of the property there is a small enclosed garden with an area of lawn, paved patio and gated access to both sides.



Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and The Homend. Continue straight over the traffic lights by Tesco and then bear left at the railway station onto the Hereford Road. At the roundabout take the first exit into New Mills Way and then take the second turning on the left into Frome Brook Road. The property will then be found after a short distance 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.

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

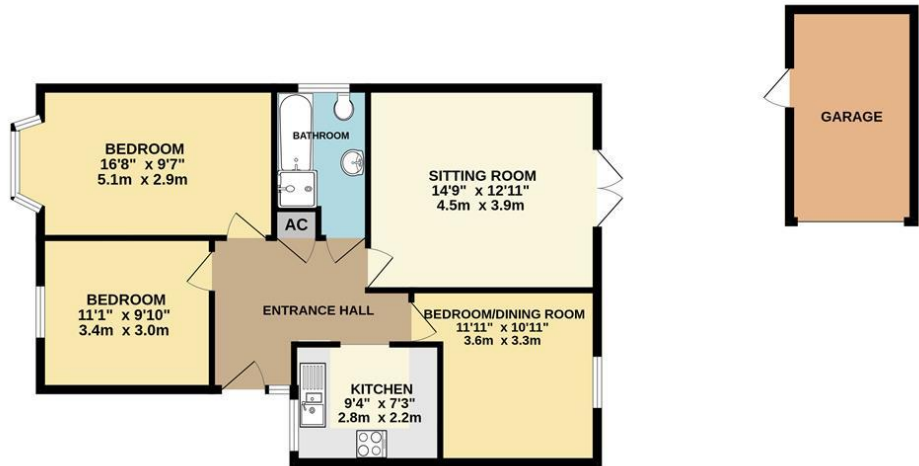
COUNCIL TAX BAND "D"

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 (72).

GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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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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.

