

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A COMFORTABLE 3 BEDROOMED DETACHED BUNGALOW IN A POPULAR LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH ATTRACTIVE WELL STOCKED GARDEN, GARAGE AND DRIVEWAY PARKING

EPC: D

NO CHAIN

Guide Price: £330,000

18 Biddulph Way, Ledbury, Herefordshire HR8 2HN



18 BIDDULPH WAY

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 three bed roomed detached bungalow in a very popular and convenient residential location on the outskirts of Ledbury.

The accommodation has the benefit of double glazing and gas fired warm air central heating. There is a separate gas fired boiler providing the hot water. It is arranged with an enclosed entrance porch, reception hall, 'L' shaped sitting room with dining area, fitted kitchen, three bedrooms and a shower room with WC.

Outside there is a colourful well stocked garden which is enclosed and private to the rear. There is a single garage and additional driveway parking.

ACCOMMODATION:

Enclosed Entrance Porch

With double glazed surrounds.

Reception Hall

With double glazed front door. Built-in storage cupboard. Built-in cupboard housing a gas fired warm air central heating boiler. Access to roof space.

Sitting Room With Dining Area 6.79m (21ft 11in) max. x 5.04m (16ft 3in) max. (overall measurement)

With a multi-pane door from hall. TV point. Coving. Large double glazed sliding patio doors to rear garden. Double glazed window to rear. Multi-pane door to kitchen.

Kitchen 3.35m (10ft 10in) max. x 2.73m (8ft 10in) max.

Fitted with a range of units comprising a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Tall storage cupboards. Work surfaces with tiled surrounds. Cooker point. Plumbing for washing machine. Double glazed window and door to side.





Bedroom 1 3.64m (11ft 9in) x 3.23m (10ft 5in) max.

With fitted wardrobes. Double glazed window to front.

Bedroom 2 3.51m (11ft 4in) x 2.68m (8ft 8in)

With coving. Double glazed window to front.

Bedroom 3 2.53m (8ft 2in) x 2.51m (8ft 1in) max.

With fitted wardrobes. Double glazed window to side.

Shower Room

Fitted with a tiled shower cubicle, wash basin and a WC. Half tiled surrounds. Shaver light point. Cupboard housing a gas fired Worcester hot water boiler. Two double glazed windows to side.

Outside

To the front of the property there is a very well stocked and colourful garden with a good selection of established plants and shrubs.

A driveway provides off road parking and gives access to a **SINGLE GARAGE**.

Gated pathways to either side of the bungalow give access to an enclosed and private rear garden which is pleasantly arranged with a paved terrace, area of lawn and well stocked borders and beds with a selection of mature plants and shrubs.

There is a useful shed, greenhouse and an outside tap.

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.

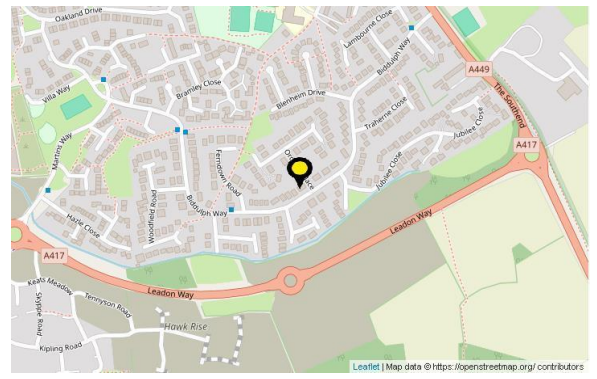
Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



Directions

From the agents office in Ledbury turn right at the Top Cross traffic lights and proceed along The Southend. Turn right into Biddulph Way and the property will be found on the right hand side.



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

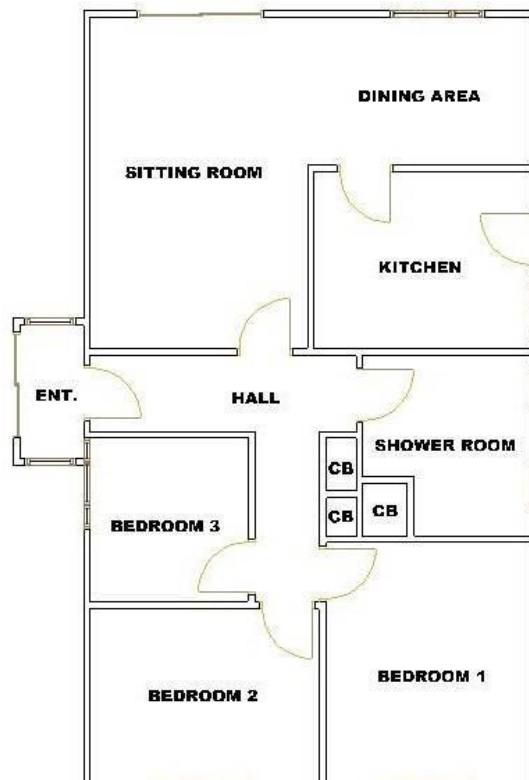
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND: D

EPC

The EPC rating for this property is D (68)



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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.
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