



**A COMFORTABLE 3 BEDROOMED LINK-DETACHED BUNGALOW IN A POPULAR VILLAGE LOCATION BENEFITING FROM OIL CENTRAL HEATING AND DOUBLE GLAZING WITH ENCLOSED REAR GARDEN, ATTACHED GARAGE, CARPORT AND DRIVEWAY PARKING**

**EPC: E**

**Guide Price: £240,000**

34 Broadfield Close, Bishops Frome, Worcester, Herefordshire WR6 5DA



## 34 BROADFIELD CLOSE

### Location

The popular village of Bishops Frome has church, two public houses, sports field, a community shop and the thriving Hop Pocket shopping complex.

The property is conveniently placed, being within striking distance of a number of major centres including the towns of Bromyard, Malvern, Ledbury and the cities of Hereford and Worcester. There are mainline railway stations at Worcester, Hereford, Malvern and Ledbury. The M5 can be accessed at Worcester and the M50 to the south of Ledbury.

### Property Description

A modern link detached bungalow located towards the end of a cul de sac on the outskirts of the Village.

The well proportioned accommodation benefits from oil fired central heating and double glazing. It comprises a reception hall, refitted kitchen, a side lobby with utility area, sitting room with log burner, three bedrooms (one currently used as a dining room) and a refitted shower room with WC.

Outside there is an established garden which is enclosed to the rear, an attached garage, carport and driveway parking.

### ACCOMMODATION:

#### Reception Hall

With double glazed front door. Cupboard housing the oil fired boiler. Radiator. Access to roof space. Tiled floor.

#### Sitting Room 5.06m (16ft 4in) x 4.03m (13ft)

With feature fitted log burning stove. TV point. Radiator. Double glazed window to front.

#### Kitchen 3.97m (12ft 10in) x 2.82m (9ft 1in)

Fitted with a range of contemporary coloured units comprising a composite sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces. Fitted breakfast bar. Built-in oven. Fitted induction hob with integral extractor over. Plumbing for dishwasher. Radiator. Tiled floor. Double glazed window to side. Door to a side lobby with utility area.





### **Side Lobby**

With plumbing for washing machine. Radiator. Doors to front and rear.

### **Bedroom 1 4.00m (12ft 11in) max x 3.66m (11ft 10in)**

With double wardrobe. Radiator. Double glazed window to rear.

### **Bedroom 2 4.11m (13ft 3in) x 2.76m (8ft 11in)**

With radiator. Double glazed window to front.

### **Bedroom 3 2.76m (8ft 11in) x 2.63m (8ft 6in)**

With built-in wardrobe. Radiator. Double glazed window to rear.

### **Shower Room**

Fitted with a modern white suite comprising a corner shower cubicle, wash basin and a WC. Half tiled surrounds. Chrome ladder radiator. Two double glazed windows to side.

### **Outside**

To the front of the property there is an area of lawn with established plants and shrubs.

A driveway to side provides off road parking and gives access to a carport and attached single garage (16'7 x 8'10) with light and power, window to rear and door to rear garden.

The rear garden is enclosed and arranged with a paved terrace, further stone terrace, lawn and a selection of established plants and shrubs including an apple tree. There are outside lights and tap.

### **Services**

We have been advised that mains water, electricity and drainage 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 Agent's Ledbury Office turn left at the traffic lights and proceed along the High Street and Homend. Bear right at the railway station onto the B4214 Bromyard Road and continue out of Ledbury. Proceed through the village of Staplow and at the sharp right hand bend fork left continuing along the B4214 signposted to Bromyard and Bishops Frome. Continue to the end of this road and then proceed straight over the staggered crossroads signposted to Bishops Frome. In the centre of the village turn left by The Chase Inn sign posted Burley Gate. Continue on past The Green Dragon and then turn right into Broadfield Close. The property will then be found towards the far end 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

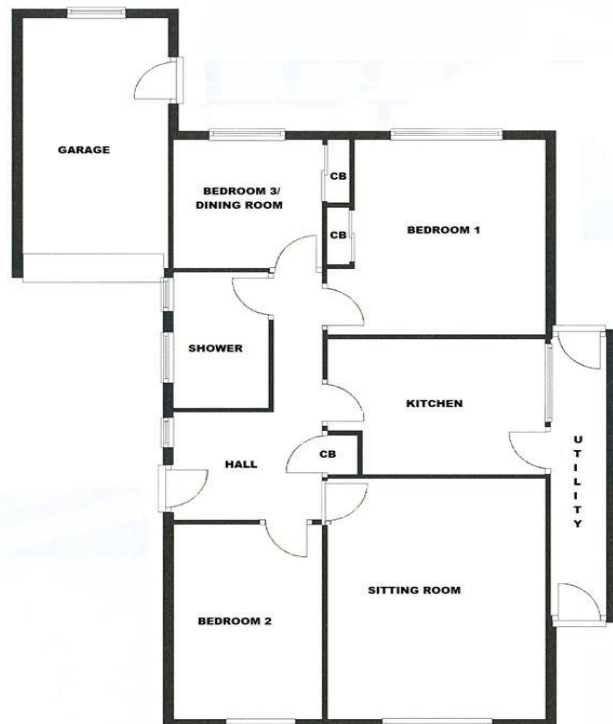
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND: D

## EPC

The EPC rating for this property is E (51)



## 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.



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk