

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DETACHED BUNGALOW SITUATED IN A POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LEDBURY OFFERING THREE BEDROOMED ACCOMMODATION IN NEED OF SOME UPDATING WITH DRIVEWAY PARKING, GARAGE AND AN ATTRACTIVE ENCLOSED GARDEN.**

**NO ONWARD CHAIN. EPC: D**

## 86 Biddulph Way - Guide Price £325,000

Ledbury, Herefordshire, HR8 2HN

 3  1  1





## 86 Biddulph Way

### 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

86 Biddulph Way is a detached bungalow situated on the popular Deer Park residential development on the outskirts of Ledbury. The property is in need of some updating and benefits from double glazing and gas fired central heating.

The accommodation comprises an entrance hall, "L" shaped sitting/dining room, kitchen, three bedrooms, bathroom and cloakroom with WC.

Outside, a driveway provides parking for two vehicles and gives access to a **SINGLE GARAGE**. There is a small area of lawn to the front of the property and a gated side access leads to an enclosed rear garden from where there are views towards Conigree Wood.

Available with no onward chain, the accommodation with approximate dimensions is as follows:

### Entrance Porch

Part opaque sliding door. Ceiling light, opaque glazed door to

### Entrance Hall

Ceiling lights, access to loft space, radiator. Cupboard housing gas fired Worcester boiler. Cloaks cupboard. Doors to

### L Shaped Living/Dining Room 6.76m (21ft 10in) x 5.11m (16ft 6in) max overall measurement

Large rear facing window overlooking the garden and delightful views towards Conigree Wood. Ceiling lights, two radiators, gas flame effect fire (currently disconnected) with brick surround and wooden mantle, serving hatch to kitchen. Sliding patio doors to outside.

### Kitchen 3.75m (12ft 1in) x 2.76m (8ft 11in)

Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Beko gas **COOKER**. Space and plumbing for washing machine. Space for fridge freezer. Side facing windows, strip light, radiator. Part glazed door to outside.

### Bedroom 1 3.72m (12ft) x 3.49m (11ft 3in)

Front facing window, ceiling light, radiator.

### Bedroom 2 3.25m (10ft 6in) x 2.76m (8ft 11in)

Front facing window, ceiling light, radiator.

### Bedroom 3 2.45m (7ft 11in) x 2.27m (7ft 4in)





Side facing window, ceiling light, radiator.

### Bathroom

Suite comprising panel bath, pedestal wash hand basin. Opaque glazed window, ceiling light, part tiled walls, radiator. Airing cupboard with radiator and slatted shelving.

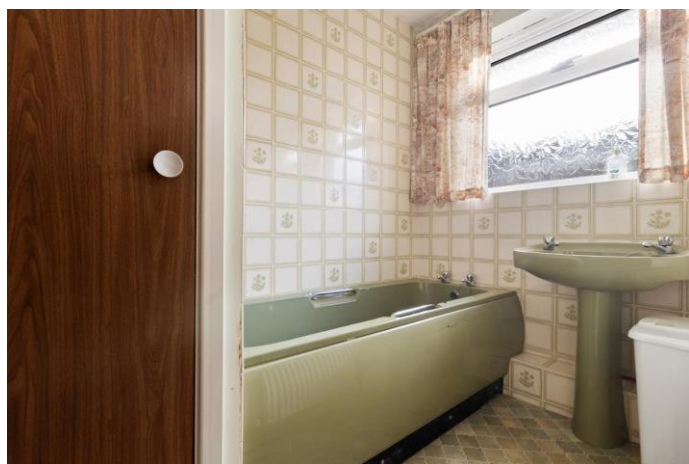
### Separate WC

Opaque glazed window, ceiling light, radiator, low level WC.

### Outside

To the front of the property a driveway provides off road parking for two vehicles and leads to a **SINGLE GARAGE** (18'0 x 8'10") with up and over door, power and light connected and personal door to rear garden.

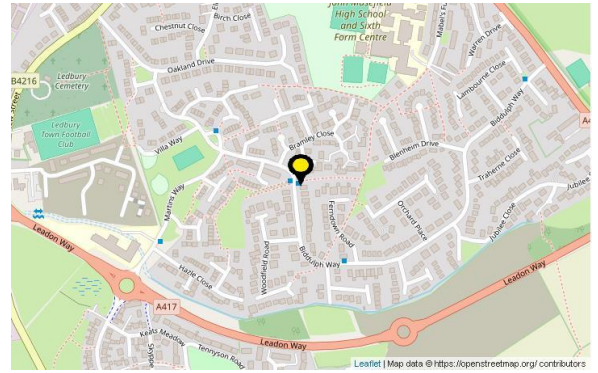
There is a small area of lawn to the front of the property and a gated access to both sides leads to the rear garden, which is attractively arranged with an area of lawn, paved patio and flower beds. From the garden there are delightful views towards Conigree Wood.





## Directions

From the Agent's Ledbury office turn right at the traffic lights and continue along The Southend. Continue past the secondary school and take the right hand turn into Biddulph Way. Continue down the hill where the property will be found on the right hand side before the turning into Bramley Close.



## 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.

## 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

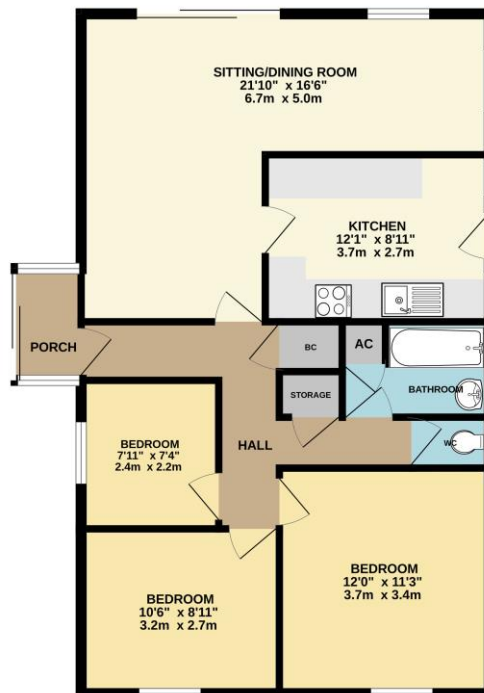
COUNCIL TAX BAND "D"

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 D (63)

GROUND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 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.  
Made with Metagis ©2024

### 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**

