



**A MODERN TWO BEDROOM TERRACED HOUSE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH SINGLE GARAGE AND ENCLOSED REAR GARDEN**

**EPC: D**

**NO ONWARD CHAIN**

**Guide Price: £220,000**

**25 Bronte Drive, Ledbury, Herefordshire HR8 2FZ**

**2 1 1**



## 25 BRONTE DRIVE

### Location

Bronte Drive is situated within Ledbury which has a wide 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

### Property Description

A modern two bedroom terraced house conveniently situated in a popular cul de sac location on the outskirts of Ledbury.

The accommodation benefits from gas fired central heating and double glazing. It is arranged on the ground floor with an entrance lobby, living room and a fitted breakfast kitchen. On the first floor the landing gives access to two bedrooms and a bathroom with WC.

The property has an enclosed rear garden. There is a single garage and off road parking nearby.

### ACCOMMODATION:

#### Entrance Lobby

With composite double glazed front door.

#### Living Room 4.31m (13ft 11in) max. x 4.11m (13ft 3in)

Having a decorative fireplace with fitted electric fire. Double radiator. TV and telephone points. Stairs to first floor. Built-in understairs cupboard. Double glazed window to front.

#### Breakfast Kitchen 4.26m (13ft 9in) x 2.51m (8ft 1in)

Fitted with a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and canopy hood over. Plumbing for washing machine. Matching cupboard housing a wall mounted gas fired boiler. Extractor fan. Double radiator. Double glazed window to rear. Double glazed double doors to rear garden.





### Landing

Access to roof space.

### Bedroom 1 3.54m (11ft 5in) x 3.28m (10ft 7in)

With large airing cupboard housing a lagged hot water cylinder. Single radiator. Double glazed window to front.

### Bedroom 2 3.07m (9ft 11in) x 2.48m (8ft) max.

With single radiator. Double glazed window to rear.

### Bathroom

Having a panelled bath with shower over and fitted shower screen, wash basin with cupboard under and a W.C. Shaver point. Extractor fan. Single radiator. Double glazed window to rear.



### Outside

To the front of the property there is a stone terrace. There is also a store cupboard which houses the meters.

To the rear there is an enclosed garden with an area of lawn, an outside tap and a paved and decked terrace.

### 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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

### Tenure

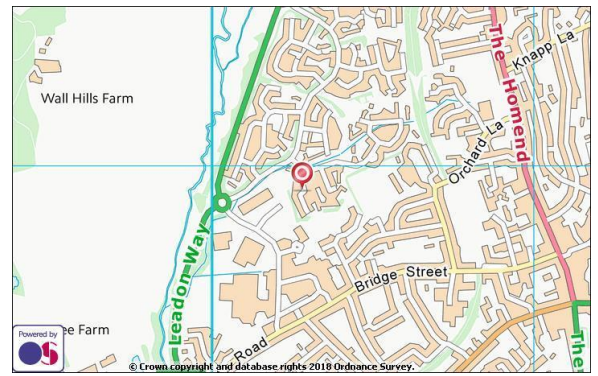
We are advised that subject to legal verification that the property is Freehold.





### Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and the Homend. Continue over the traffic lights at Tesco and then turn left at the traffic lights 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. As the road starts to bear around to the right the property will be located on the left 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

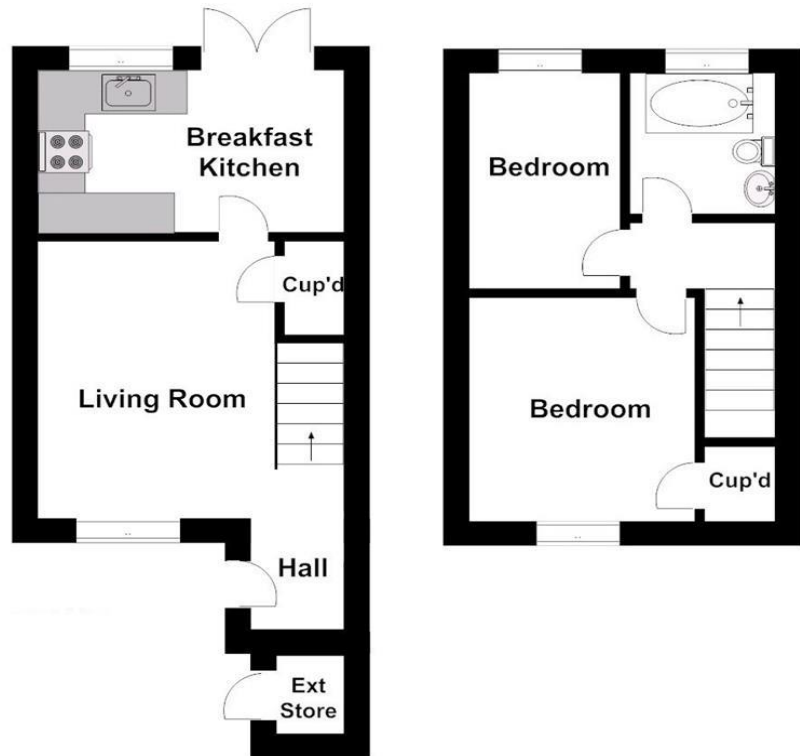
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

### Council Tax

Band B

### EPC

D (68)



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#### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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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.

