



A FABULOUSLY EXTENDED FOUR BEDROOM FAMILY HOME IN A CONVENIENT LOCATION WITHIN STRIKING DISTANCE OF LEDBURY TOWN CENTRE. THE PROPERTY BENEFITS FROM THREE RECEPTION ROOMS, BREAKFAST KITCHEN, EN SUITE AND FAMILY BATHROOM, ENCLOSED REAR GARDEN, DOUBLE GLAZING AND GAS CENTRAL HEATING.

EPC C

5 Brooke Road - Guide Price £340,000

Ledbury, Herefordshire, HR8 2UP

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5 Brooke 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 thoughtfully extended, well presented four bedroom detached family home. The property offers well proportioned and impressive living space that is suitable for first time buyers and expanding families.

Brooke Road caters for home or hybrid workers with an extended office space on the ground floor, which could also be used as a playroom. In addition, there is a double glazed workshop/home office located in the garden.

The property is set back from the road and was built in the late 1990's, benefitting from gas central heating and double glazing throughout. The accommodation comprises entrance hall, cloakroom, lounge, breakfast kitchen, dining room, office/play room, four bedrooms (one en suite) and a family bathroom.

The accommodation with approximate dimensions is as follows:

Entrance Hall

UPVC Obscure glass door leading to hallway with doors to lounge, office/playroom and WC. Central light fitting. Radiator. Wood effect laminate flooring. Carpeted staircase.

Lounge 4.47m (14ft 5in) x 3.54m (11ft 5in) Maximum 14.10

Glass door from hallway. Central light fitting. Front facing window. Radiator. Electric fireplace with composite mantle and hearth. Wood effect laminate floor. Glass door leading to kitchen/breakfast room.

Breakfast/Kitchen 4.47m (14ft 5in) x 3.02m (9ft 9in)

Spotlights, two rear facing windows. A range of over head and undercounter storage cupboards with a granite effect vinyl work top. A 5-ring gas **HOB** and double electric **OVEN** sits beneath an over head extractor fan. Tiled backsplash. Stainless steel one and a half bowl sink unit with chrome mixing tap. Tiled floor. Pantry. Wall mounted Worcester Bosch Boiler. Space for washing machine and tumble dryer. Arch with step down leading to dining room.

Dining Room 4.80m (15ft 6in) x 2.37m (7ft 8in)

Spotlights, French doors opening onto the garden. Radiator. Tiled flooring. Space for fridge/freezer.

Office/Playroom 2.82m (9ft 1in) x 2.14m (6ft 11in)

Spotlights. Front facing window. Built in wall mounted shelving. Radiator. Wood effect laminate flooring.

WC

Spotlights. Obscure glass window to front aspect. Radiator. Ceramic sink with chrome taps. Low level WC. Electrical consumer unit.





First Floor Landing

Doors to bedrooms and family bathroom. Door to airing cupboard housing emersion tank. Ceiling light point. Loft hatch.

Bedroom 1 5.21m (16ft 10in) Dropping to 15.08 x 2.20m (7ft 1in)

Spotlights. Front facing window. Radiator. Carpet. Door to Ensuite.

Ensuite 2.20m (7ft 1in) x 1.73m (5ft 7in)

Spotlights. Obscure glass window to rear aspect. Walk in mains double shower with chrome taps. Tiled backsplash. Ceramic sink with under counter storage cupboard and chrome mixer tap. Low level WC. Tiled flooring. Extractor fan.

Bedroom 2 3.69m (11ft 11in) x 2.40m (7ft 9in)

Ceiling light point. Window to rear aspect. Built in wardrobe. Radiator. Carpet.

Bedroom 3 3.28m (10ft 7in) x 2.48m (8ft)

Ceiling light point. Window to front aspect. Radiator. Built in wardrobe. Carpet.

Bedroom 4 2.66m (8ft 7in) x 1.89m (6ft 1in)

Ceiling light point. Window to rear aspect. Radiator. Carpet.

Family Bathroom 3.30m (10ft 8in) x 1.91m (6ft 2in)

Extended to the front to create a sizable family bathroom with panelled bath and walk in mains double shower with chrome taps. Spotlights. Ceramic sink with chrome taps and under counter storage cupboard. Tiled backsplash. Low level WC. Chrome heated towel rail. Obscure window to the front aspect. Tiled floor. Extractor fan.

Outside

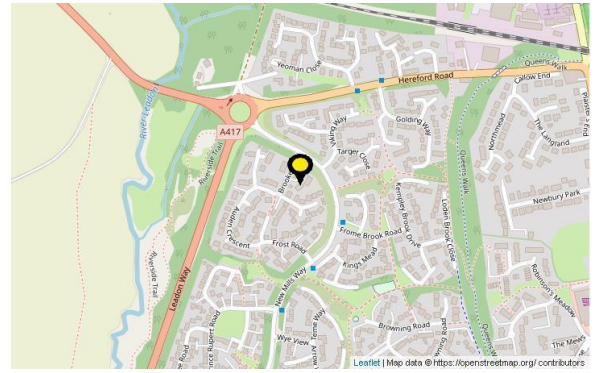
From the French doors in the dining room you reach a paved patio with gated side access. A substantial wood framed **WORKSHOP** with coded access and electricity can be found on your right hand side.

The garden is laid to lawn with a range of mature shrubs and plants. In the far corner is a **SHED**.



Directions

From the agents Ledbury office turn left at the traffic lights and proceed through the town centre. Continue straight over the traffic lights adjacent to Tesco and then bear left by the railway station onto the Hereford road. At the roundabout take the first exit into New Mills Way and then take the first turning right into Brooke Road. The property will be located on the left hand side set back from the road.



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 (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) or Colwall Office (01684 540300)

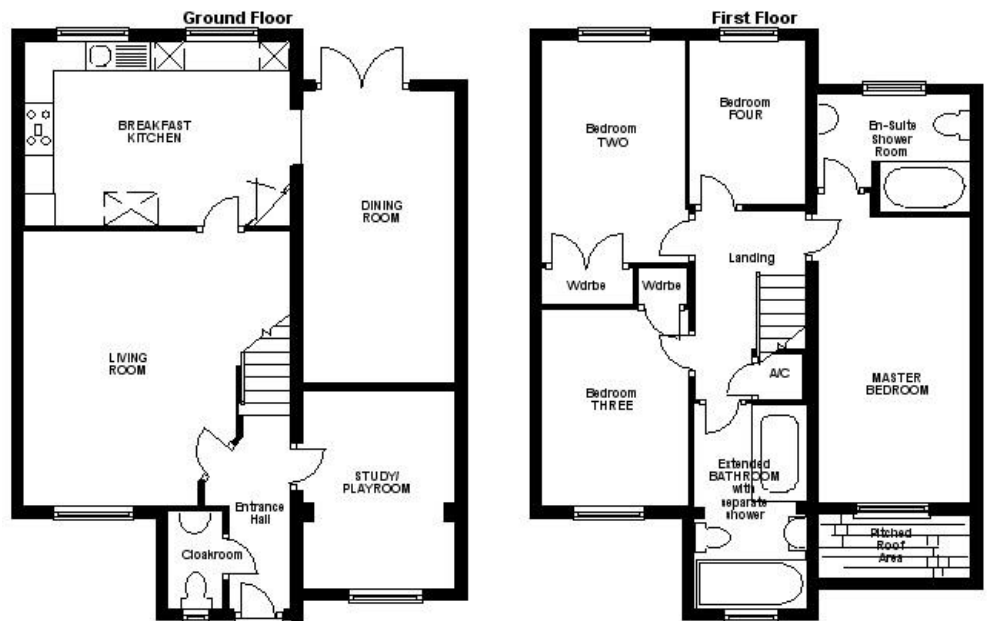
Council Tax

COUNCIL TAX BAND "C"

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 (70).



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

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