



**A MODERN 3 BEDROOMED END OF TERRACE HOUSE IN A POPULAR VILLAGE LOCATION BENEFITING FROM ELECTRIC HEATING AND DOUBLE GLAZING WITH REFITTED KITCHEN AND BATHROOM, ENCLOSED GARDEN AND GARAGE**

**EPC: E**

**NO CHAIN**

## Guide Price: £208,500

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

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## 2 BROADFIELD CLOSE

### Location

2 Broadfield Close is located in the popular village of Bishops Frome where there is a 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 end of terrace house conveniently located close to the centre of the village.

The accommodation has been recently redecorated and has new flooring throughout. The house has also been rewired and benefits from double glazing and electric heating with modern wall mounted electric radiators. It is arranged on the ground floor with an entrance lobby, sitting room and a refitted breakfast kitchen. On the first floor there are three bedrooms and a refitted bathroom with WC.

Outside there is an enclosed garden and a single garage in a block to the rear of the property (the garage nearest to the house).

### ACCOMMODATION:

#### Canopy Porch

With outside light.

#### Entrance Lobby

With double glazed front door.

#### Sitting Room 4.85m (15ft 8in) max. x 3.38m (10ft 11in) max. plus stairs

With wall mounted electric radiator. Stairs to first floor. Built-in understairs cupboard. Double glazed window to front.





### **Breakfast Kitchen 4.85m (15ft 8in) max. x 3.04m (9ft 10in)**

Refitted with a stainless steel sink with base unit under. Further base units. Drawer pack. Fitted breakfast bar. Work surfaces with matching upstands. Fitted chimney cooker hood. Built-in understairs cupboard. Wall mounted electric radiator. Double glazed window to rear. Double glazed door to rear garden.

### **Landing**

With built-in airing cupboard housing a lagged hot water cylinder. Access to roof space. Wall mounted electric radiator. Double glazed window to side.

### **Bedroom 1 3.41m (11ft) max. x 2.61m (8ft 5in) max.**

With wardrobe recess. Wall mounted electric radiator. Double glazed window to front.

### **Bedroom 2 3.07m (9ft 11in) x 2.97m (9ft 7in)**

With wardrobe recess. Wall mounted electric radiator. Double glazed window to rear with pleasant outlook.

### **Bedroom 3 2.48m (8ft) x 2.09m (6ft 9in)**

With wall mounted electric radiator. Double glazed window to front.

### **Bathroom**

Refitted with a white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash basin and a WC. Electric ladder towel rail/radiator. Extractor fan. Double glazed window to rear.

### **Outside**

To the front of the property there is an area of lawn. A pathway to the side of the house leads to a further area of garden to the rear. A gate from the rear garden gives access to a single garage in a block located to the rear and is conveniently the garage nearest to the house.

### **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

Proceed out of Ledbury on the B4214 Bromyard Road. Continue through the village of Staplow and at the sharp right hand bend fork left continuing along the B4214 signposted to Bromyard and Bishops Frome. At the end of this road 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. The property will then be found on the right hand side. For access to the rear of the property and the garage, take the next right hand turn into Broadfield Close and then immediately right again onto the track that runs behind the row of houses.



## 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

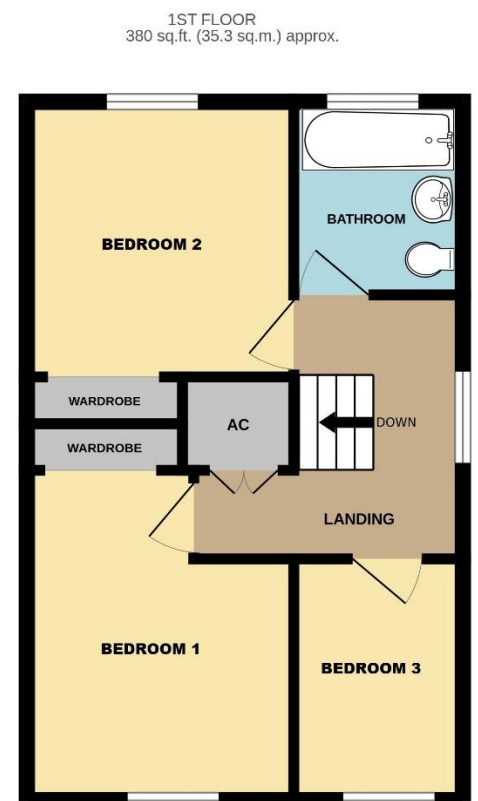
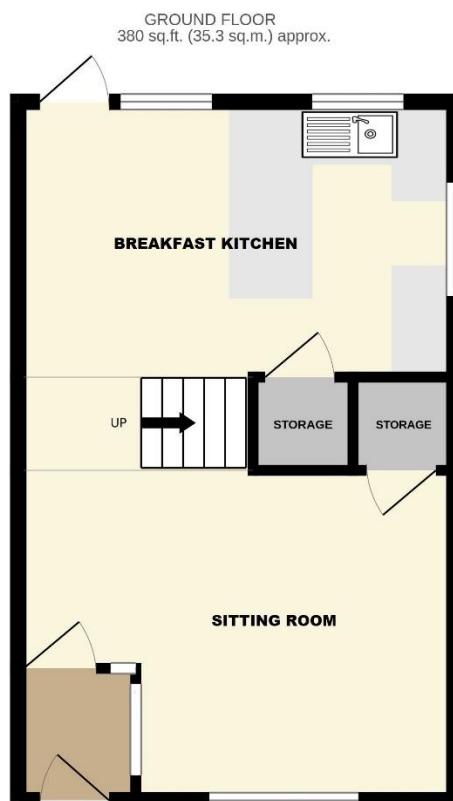
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND B

## EPC

The EPC rating for this property is E (47)



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

3-7 New Street, HR8 2DX  
[ledbury@johngoodwin.co.uk](mailto:ledbury@johngoodwin.co.uk)

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