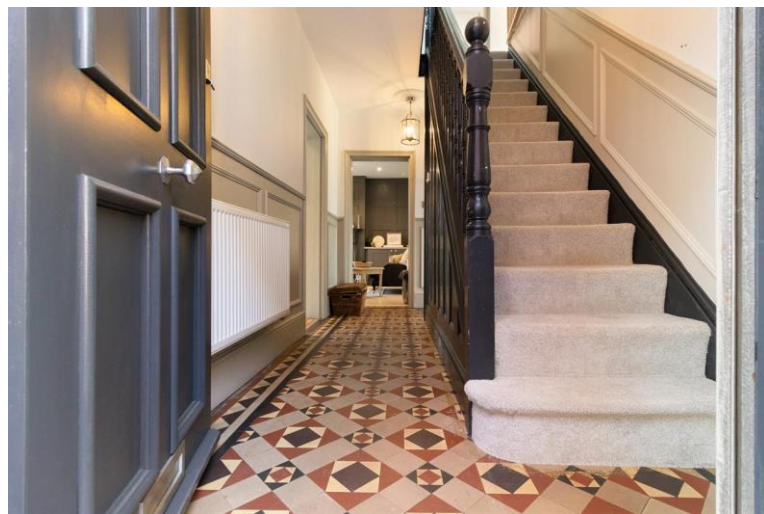


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST ATTRACTIVE PERIOD SEMI DETACHED FAMILY HOME CONVENIENTLY SITUATED WITHIN THE POPULAR TOWN OF BROMYARD OFFERING RECENTLY REFURBISHED FIVE BEDROOMED ACCOMMODATION ARRANGED OVER THREE FLOORS WITH TWO RECEPTION ROOMS, HIGH QUALITY FITTED KITCHEN, TWO BATH/SHOWER ROOMS, UTILITY ROOM AND GENEROUS SIZED GARDEN.

INSPECTION ESSENTIAL. EPC F.

48 New Road - Guide Price £450,000

48 New Road, Bromyard, Herefordshire, HR7 4AJ

5 2 2



48 New Road

Location & Description

48 New Road is conveniently located within walking distance of the popular market town of Bromyard, which offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles away. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

Property Description

48 New Road is a fine example of an attractive period home, having been renovated to a high standard by the current owners over the last five years. The property has been completely refurbished to include a new central heating system, new radiators, replastered throughout, additional insulation to the roof space and some rewiring. The majority of the windows have also been replaced. The accommodation has been reconfigured to create a welcoming open plan kitchen/living room to the front and a family/dining room to the rear, which has been a fantastic addition and would suit those with a growing family.

Arranged over three floors and extending to approximately 2,167 sq ft, the accommodation on the ground floor comprises an entrance hall, high quality Wren kitchen with integrated appliances, living room with decorative fireplace, family/dining room with French doors to outside, utility room and separate cloakroom. On the first floor a landing leads to the primary suite with a dressing room and en suite shower room, double bedroom and luxury family bathroom. On the second floor there are three further double bedrooms, which are in need of being decorated and carpeted.

Outside, the property enjoys an attractive mature front garden with established shrubs and an area of lawn. To the rear of the property there is a large seating area and a further area of lawn with mature trees.

The accommodation with approximate dimensions is as follows:

Entrance Hall Solid wall entrance door. Two ceiling lights with ceiling roses. Part panelled walls. Radiator. Original Minton tiled floor. Stairs to first floor with useful understairs storage cupboard.

Open Plan Kitchen/Sitting Room 8.31m (26ft 10in) x 4.59m (14ft 10in) Fantastic open plan space, perfect for family living and entertaining.

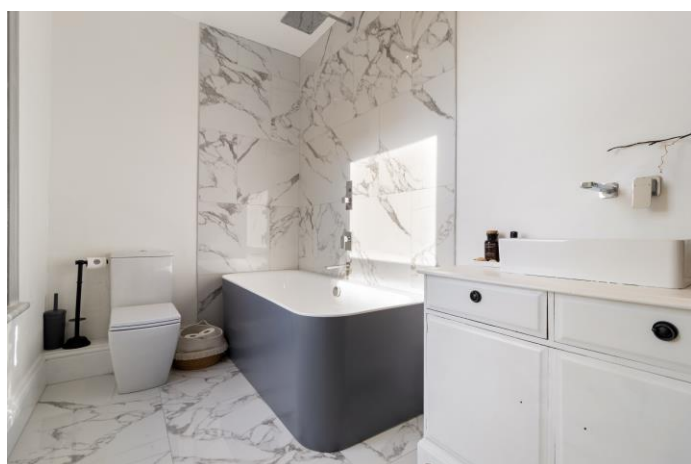
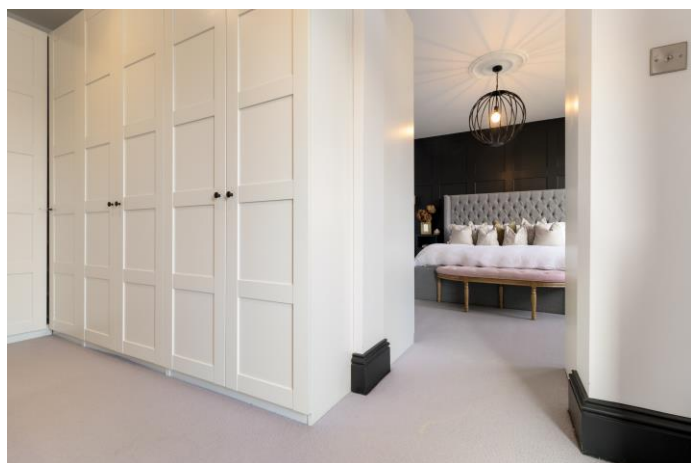
Kitchen Area High quality Wren fitted kitchen comprising a range of contemporary wall and floor mounted units with worksurface over, inset one and a half composite sink drainer unit and matching splashback. There are integrated appliances including **TWO OVENS**, combination **MICROWAVE OVEN**, induction **HOB**, **DISHWASHER**, **FRIDGE FREEZER** and separate full height **FREEZER**. There is a striking island which includes a breakfast bar and additional cupboards.

Front facing bay window. Recessed spotlights. Three ceiling lights. Tall radiator. Insulated tiled floor. Open to

Sitting Room Recessed spotlights. Two ceiling lights. Feature decorative fireplace with matching cupboards on either side. Radiator. TV point. Twin doors to front garden.

Family/Dining Room 6.35m (20ft 6in) x 4.44m (14ft 4in) Beautiful addition enjoying a pleasant outlook across the garden. Two side facing windows. Two Velux roof lights. Recessed spotlights. Part





panelled walls. Wall mounted Worcester gas fired boiler. Radiator. LVT flooring. French doors to garden and further side door. Door to

Utility Room 2.89m (9ft 4in) x 1.91m (6ft 2in) Bespoke Wren wall and floor mounted units with work surface over and matching upstands. Inset stainless steel sink. Space for under counter fridge/freezer. Utility cupboard with space and plumbing for washing machine and tumble dryer. Integrated **WINE FRIDGE**. Rear facing window. Velux roof light. Ceiling light. Tall radiator. LVT flooring. Door to

Cloakroom Opaque glazed window. Recessed spotlight. Vanity wash hand basin. Low level WC.

First Floor Landing Side facing window. Ceiling light with ceiling rose. Part panelled walls. Radiator. Stairs to second floor. Doors to

Primary Suite 4.44m (14ft 4in) x 4.03m (13ft) Light and airy bedroom enjoying a pleasant aspect to the front. Ceiling light with ceiling rose. Range of built in wardrobes with shelving and drawers. Feature panelled wall. Radiator. Open to

Dressing Room 4.59m (14ft 10in) x 1.91m (6ft 2in) Recessed spotlights. Further range of built in wardrobes with hanging rails and shelving. Door to balcony. Door to

En Suite Shower Room Contemporary suite comprising large walk in shower enclosure with raindrop shower head. Vanity wash hand basin with drawers below. Low level WC. Front facing opaque glazed window. Recessed spotlights. Part panelled walls. Radiator. Tiled floor.

Bedroom 5 3.35m (10ft 10in) x 2.48m (8ft) Side facing window. Ceiling light with ceiling rose. Radiator.

Family Bathroom Luxury suite comprising bath with raindrop shower head over. Vanity wash hand basin with cupboard below. Low level WC. Opaque glazed window. Recessed spotlights. Extractor fan. Tall radiator. Tiled floor.

Second Floor Landing Velux roof light. Ceiling light. Built in cupboard with radiator. Part panelled walls. Radiator. Doors to

Bedroom 2 4.59m (14ft 10in) x 3.87m (12ft 6in) Side facing window. Ceiling light. Loft inspection hatch. Feature panelled wall. Radiator. Exposed floorboards.

Bedroom 3 4.44m (14ft 4in) x 4.13m (13ft 4in) Side facing window. Ceiling light. Radiator. Exposed floorboards.

Bedroom 4 4.49m (14ft 6in) x 3.49m (11ft 3in) Two side facing windows. Ceiling light. Loft inspection hatch. Radiator. Exposed floorboards.

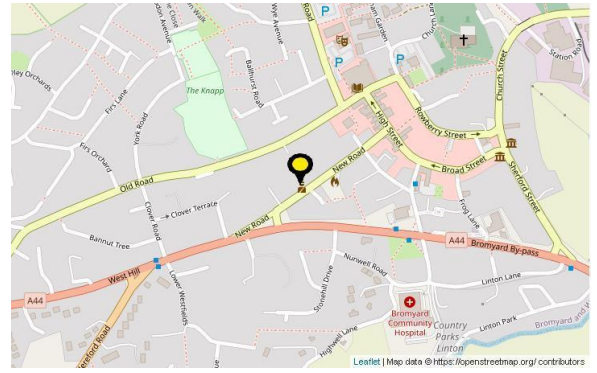
Outside

From the roadside, steps lead up to the front garden which is mainly laid to lawn with attractive shrub boards. A pathway leads to the front door and continues beyond to the rear garden.

To the rear of the property there is a seating area with a large area of lawn bordered by hedging on either side. A pathway leads to a further area of garden with mature trees. From the rear there are fine views towards the Bromyard Downs.

Directions

Proceed out of Ledbury on the B4214 Bromyard Road and continue through the hamlet of Staplow. At the sharp right hand bend fork left towards Bromyard. Continue to the end of this road and at the A4103 turn right and immediately left towards Bishops Frome. Continue through the village and on towards Bromyard. Upon reaching the end of this road turn right onto the A465 Hereford Road. Proceed along this road and on reaching the T-Junction turn right onto the A44 Bromyard Bypass. Proceed down the hill and the property can be found on the left hand side.



Services We have been advised that mains services are connected to the property. Fibre broadband is connected. 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 "E" 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 F (37).



TOTAL FLOOR AREA : 2071sq.ft. (192.4 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 Metropix ©2025



Ledbury Office
01531 634648

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

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.

