



A MODERN WELL APPOINTED 4 BEDROOMED DETACHED HOUSE IN A PLEASANT CUL DE SAC LOCATION BENEFITING FROM GAS FIRED WARM AIR CENTRAL HEATING AND DOUBLE GLAZING WITH REFITTED BREAKFAST KITCHEN, UTILITY ROOM, 2 RECEPTION ROOMS, CONSERVATORY, REFITTED ENSUITE BATHROOM AND REFITTED FAMILY SHOWER ROOM, ATTRACTIVE ENCLOSED REAR GARDEN, DOUBLE GARAGE AND ADDITIONAL DRIVEWAY PARKING. EPC: D

Guide Price: £485,000

24 Bramley Close, Ledbury, Herefordshire HR8 2XP



24 BRAMLEY CLOSE

Location

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 well presented detached family house situated in a popular and convenient residential cul de sac location on the outskirts of Ledbury enjoying a fine rear outlook towards May Hill.

The well appointed accommodation benefits from gas fired warm air central heating and double glazing. It is arranged on the ground floor with a canopy porch, reception hall, refitted cloakroom with WC, sitting room, conservatory, dining room, refitted breakfast kitchen, utility room and an enclosed side porch. On the first floor the landing gives access to a master bedroom with a refitted Ensuite bathroom, three further bedrooms and a refitted family shower room.

Outside there is an attractive established garden and a double garage with additional driveway parking for several cars.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With replacement double glazed composite front door. Attractive laminate flooring. Telephone point. Stairs to first floor. Coving.

Cloakroom

Refitted with a modern white suite comprising an inset wash basin with cupboard under and a WC. Extensive tiled surrounds. Built-in cloak cupboard. Laminate flooring. Double glazed window to side.

Sitting Room 6.79m (21ft 11in) x 3.61m (11ft 8in)

Having a feature reconstituted stone fireplace with fitted pebble-effect electric fire. TV point. Coving. Glazed double doors to dining room. Double glazed sliding doors to conservatory. Double glazed window to front.

Conservatory

Enjoying a pleasant outlook over the garden and having dwarf walling and double glazed surrounds. Double glazed door to side giving access to the garden.

Dining Room 4.44m (14ft 4in) x 2.82m (9ft 1in)

Having a cupboard housing a warm air gas fired central heating boiler. Connecting door to kitchen. Coving. Double glazed window to rear with pleasant outlook over the garden.





Breakfast Kitchen 3.82m (12ft 4in) x 3.33m (10ft 9in) max.

Refitted with an attractive range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards and glass fronted cabinets. Tall storage cupboard. Work surfaces with tiled surrounds. Built-in double oven. Fitted 5-ring gas hob with stainless steel chimney hood over. Built-in microwave. Integral dishwasher. Double glazed window to side. Double glazed door to side porch.

Utility Room 2.22m (7ft 2in) x 1.44m (4ft 8in)

With a fitted stainless steel sink unit. Wall mounted cupboards. Plumbing for washing machine. Space for fridge freezer. Double glazed window to front.

Enclosed Side Porch

With double glazed window to side. Double glazed door to rear.

Landing

With airing cupboard. Access to roof space.

Bedroom 1 5.32m (17ft 2in) max x 3.46m (11ft 2in) plus wardrobes and recess

Having a large built-in wardrobe with sliding mirrored doors. Further built-in overstairs cupboard. Coving. Double glazed window to front.

Ensuite Bathroom

Refitted with a contemporary white suite comprising a panelled bath with shower over and fitted shower screen, inset wash basin with cupboard under and a WC. Fully tiled surrounds. Heated towel rail. Double glazed window to side.

Bedroom 2 3.77m (12ft 2in) max. into door recess x 3.69m (11ft 11in)

With built-in double wardrobe. Coving. Double glazed window to front.

Bedroom 3 2.92m (9ft 5in) x 2.61m (8ft 5in)

With built-in double wardrobe. Coving. Double glazed window to rear with fine outlook towards May Hill.

Bedroom 4 2.92m (9ft 5in) max. x 2.40m (7ft 9in) max.

With built-in wardrobe. Double glazed window to rear with fine outlook.

Family Shower Room

Refitted with a modern white suite comprising a shower cubicle, inset wash basin with cupboard under and a WC. Fully tiled surrounds. Shaver light point. Chrome heated towel rail. Double glazed window to rear.

Outside

To the front of the property there is stoned terrace and an area of lawn with established plants and shrubs.

A tarmac driveway provides off road parking and gives access to the detached DOUBLE GARAGE 17'7" x 17'" with electric automatic doors, light, power and a side access door to the rear garden.

A covered gated pathway to the side of the property leads to an enclosed private rear garden which is attractively arranged with a paved terrace and an area of lawn with stoned borders.

There is a large wooden shed and outside lights and cold water tap.

Tenure

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

Directions

From the Ledbury office turn right at the traffic lights and proceed along the Southend. Turn right into Biddulph Way proceed down the hill and turn right into Bramley Close. The property will then be found on the right hand side.



Services

We have been advised that all mains electricity, water, gas and drainage are connected to the property. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

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"

EPC

The EPC rating for this property is D (62)

24 Bramley Close
Ledbury



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