



A Rare Opportunity To Acquire A Semi-Detached Two-Bedroom Cottage On A Generous Plot In A Peaceful Village Setting. In Need Of Modernisation But Offering Excellent Scope To Improve, Perfect For First Time Buyers. Benefits Include Off-Road Parking, A Detached Garage, And Pleasant Garden. Ideally Located For Access To Ledbury, Malvern & The M50. EPC - E

Lilac Cottage – Guide Price £249,000

Bromsberrow Heath, Ledbury, Gloucestershire, HR8 1PF



Lilac Cottage

Location & Description

Bromsberrow Heath has a thriving local community shop and there is an excellent primary school and church in the nearby village of Bromsberrow. The site also lies within easy reach of the popular town of Ledbury which provides an excellent range of local amenities and facilities.

There is a mainline railway station in Ledbury and the property lies close to junction 2 of the M50 motorway.

Property Description

Situated in the desirable village of Bromsberrow Heath, this characterful two-bedroom semi-detached cottage offers an excellent opportunity for buyers seeking a rural lifestyle with convenient access to nearby towns and transport links. The property is well positioned for access to Ledbury, Malvern, and the M50 motorway, making it ideal for commuters or those looking for a countryside retreat.

In need of some updating, the home offers great potential for modernisation and personalisation. The accommodation includes an entrance hallway, a downstairs bathroom with separate WC, a cosy sitting room with access to a rear porch and the mature garden beyond, and a galley-style kitchen with stairs leading to the first floor. Upstairs, there is a generous double bedroom and a separate single bedroom.

Outside, the property benefits from a paved front garden, off-road parking on the driveway, and a detached garage. A pathway leads to a rear garden that is predominantly laid to lawn and benefitting from mature shrubs and plants.

Ideal for first-time buyers or downsizers, this property offers the charm of village living while remaining within easy reach of local amenities.

The accommodation with approximate dimensions is as follows:

Entrance Hall

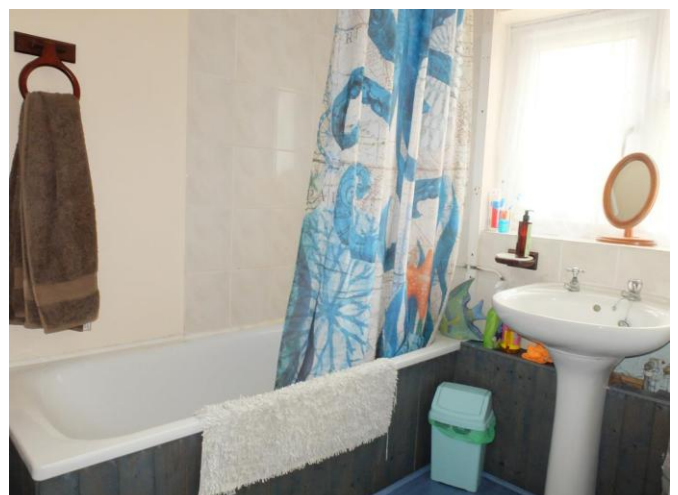
With One Spot light. Obscure double glazed Front door. Storage cupboard housing Oil fired boiler. Radiator. Carpet.

Kitchen 4.65m (15ft) x 2.99m (9ft 8in)

Four spot down lights. A range of wall and base units with a vinyl worktop and inset stainless steel sink and drainer unit and tiled backsplash. Double glazed window to the front aspect. Pantry cupboard. Vinyl flooring. Radiator. Space for Electric cooker. Stair case to the first floor. Glass door into...

Sitting Room 3.51m (11ft 4in) x 3.18m (10ft 3in)

Ceiling light point. Double glazed window to the rear aspect. Obscure glass double glazed door into rear porch. Brick built fireplace with stone surround and wooden mantelpiece. Space for electric heater. Radiator. Wood effect laminate flooring.





Rear Porch

A useful space with A half brick wall and quarry tiled flooring with single glazed windows and obscure single glazed door onto the garden.

Bathroom

Ceiling light point. Panelled bath with Electric 'Triton' power shower and tiled surround. Ceramic sink with chrome taps. Obscure double glazed windows tot he rear aspect. Wood effect laminate flooring. Radiator. Extractor fan. Space for washing machine.

WC

With spot down light. Obscure double glazed window to the front aspect. Radiator. Low level toilet. Carpet.

To the First Floor

A carpeted stairway with ceiling light point and half landing with double glazed window to the side aspect. Doors into bedrooms.

Bedroom One 4.62m (14ft 11in) x 3.18m (10ft 3in)

A double bedroom with ceiling light point. Double glazed window to the rear aspect. Built in wardrobe. Radiator. Carpet. Access to loft space.

Bedroom Two 3.80m (12ft 3in) x 2.25m (7ft 3in)

Ceiling light point. Double glazed window to the side aspect. Built in wardrobe space with shelving. Radiator. Carpet.

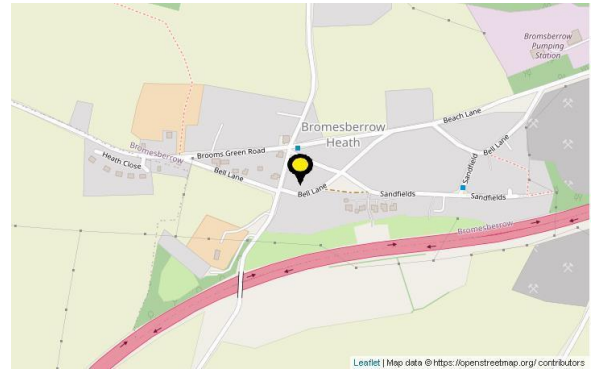
Garden and Outside

Outside is a driveway with off road parking in front of a detached garage.

The front garden is paved with a path leading round to a rear garden that is laid to lawn with a variety of mature shrubs and plants.

Directions

From Ledbury take the A417 towards Gloucester. Continue for approximately 4 miles and take the second right hand turn to Bromsberrow Heath, signposted Beach Lane. Continue towards the centre of the village and take a left onto Chapel Pitch. Immediately take another left onto an 'Sandfields' where Lilac Cottage can be found as the second house on your right.



Services

We have been advised that mains electricity and drainage services are connected to the property.

The property benefits from oil fired heating.

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) or Colwall Office (01684 540300)

Council Tax

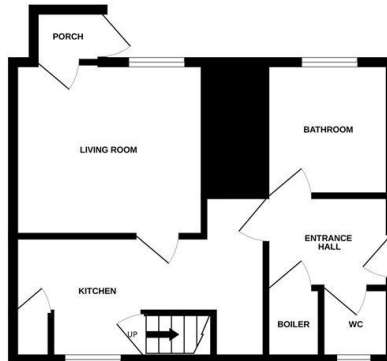
COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

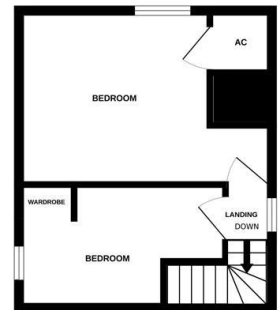
EPC

The EPC rating for this property is E (46).

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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 for 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.
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