

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED AND SPACIOUS DETACHED BUNGALOW TUCKED AWAY IN A SMALL CUL-DE-SAC ON THE POPULAR DEER PARK DEVELOPMENT COMPRISING THREE BEDROOMS, TWO RECEPTION ROOMS, RE-FITTED KITCHEN AND SHOWER ROOM, CLOAKROOM WITH WC, INTEGRAL GARAGE WITH DRIVEWAY PARKING AND GOOD SIZED ENCLOSED GARDEN. EPC D

AVAILABLE WITH NO ONWARD CHAIN

23 Bramley Close - Guide Price £370,000

Ledbury, Herefordshire, HR8 2XP

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23 Bramley Close

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

23 Bramley Close is a well presented detached three bedroomed bungalow enjoying a secluded position tucked away off a private driveway in a small cul-de-sac on the popular Deer Park residential development on the outskirts of Ledbury town.

The property has been updated by the current owner over recent years with a contemporary re-fitted kitchen, shower room and a new gas fired central heating boiler installed in 2023.

This light and spacious property benefits from double glazing throughout and comprises a reception hall, cloakroom with WC, a generous sitting room which opens to the dining room with sliding patio doors to the garden, kitchen, three bedrooms and a shower room.

Outside the property benefits from driveway parking (via a shared driveway) with access to the integral garage. There are attractive gardens to both front and rear.

The property is available with no onward chain and the agents recommends an early inspection.

Storm Porch

With outside light.

Reception Hall

With part glazed entrance door. Radiator. Carpet. Useful built-in storage cupboard. Airing cupboard housing hot water tank. Cupboard with wall mounted gas central heating boiler. Glazed panels and a glazed door leading to the sitting room.

Cloakroom

WC and wash hand basin. Extractor fan

Sitting Room 5.11m (16ft 6in) x 4.03m (13ft)

Bright and welcoming with front aspect double glazed window. Feature brick fireplace with gas fire. Two radiators. TV point. Archway through to:

Dining Room 4.28m (13ft 10in) x 2.66m (8ft 7in)

With sliding double glazed windows opening onto the garden. Radiator. Fitted display cupboard. Door opening to:

Kitchen 4.16m (13ft 5in) x 2.40m (7ft 9in)

Re-fitted in 2024 with a range of contemporary units comprising pan drawers, wall and base cupboards with wood effect work surfaces over. Stainless steel sink unit with tiled splashback. Electric oven with gas hob and extractor hood over. White goods by separate negotiation. Double glazed window over looking the garden and door to covered passage way to the side of the property.





Bedroom 1 3.44m (11ft 1in) x 3.35m (10ft 10in)

Front aspect double glazed window. Fitted wardrobes.

Bedroom 2 3.07m (9ft 11in) x 2.68m (8ft 8in)

Rear aspect double glazed window. Fitted wardrobe. Radiator.

Bedroom 3 2.22m (7ft 2in) x 2.20m (7ft 1in)

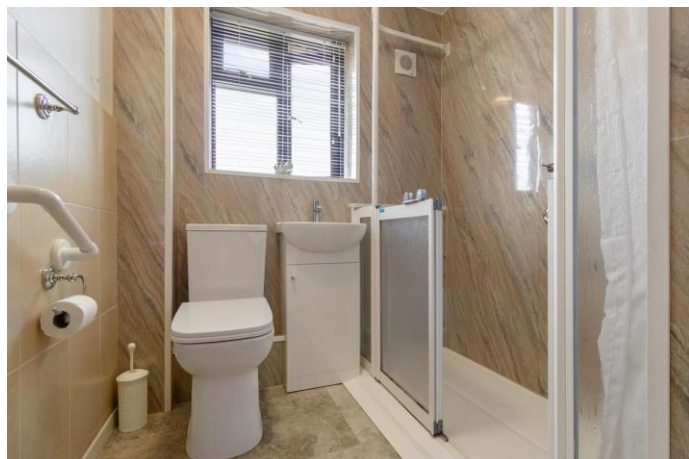
Rear aspect double glazed window. Fitted wardrobe. Radiator.

Shower Room

Re-fitted with a walk-in shower. WC. Vanity unit with inset wash hand basin. Tiled walls and tile effect flooring. Towel radiator. Rear aspect double glazed window.

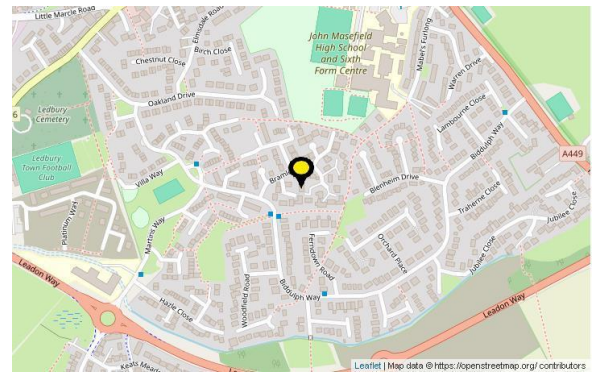
Outside

The bungalow is approached by a shared private driveway with access from Bramley Close. To the front of the property a driveway provides off-road parking and gives access to the integral garage with metal up and over door, personal side door to the side passageway, light and power. The front garden is attractively landscaped with low maintenance gravel and paving with mature shrub borders. A covered side passageway gives gated access to the good sized enclosed rear garden, laid mainly to lawn with mature shrubs and trees. There is a paved seating area adjacent to the rear of the bungalow with access from the dining room. A garden shed is included in the sale. Two outside water taps.



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. Continue towards the far end of the cul de sac and follow the road around to the right. The shared driveway giving access to the property will then be found immediately on the right hand side.



Services

We have been advised that 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 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)

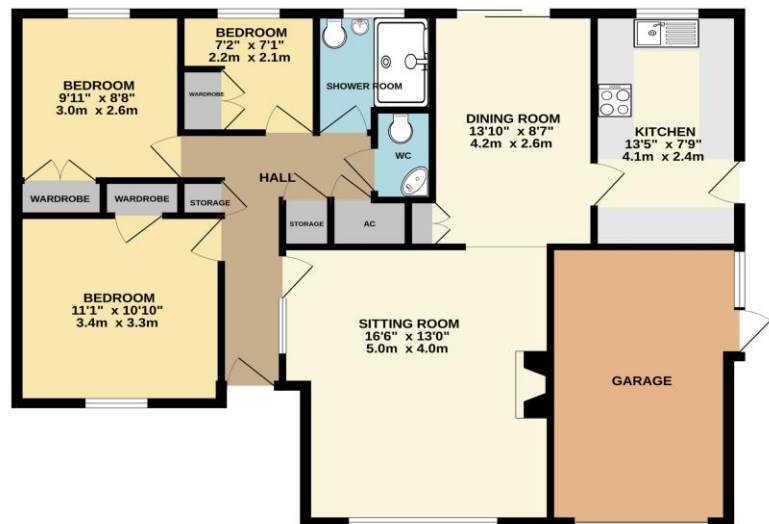
Council Tax

COUNCIL TAX BAND "D"

EPC

The EPC rating for this property is D (68).

GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.

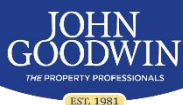


TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative 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 operation or efficiency can be given.
Made with Mapbox 2020

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.



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