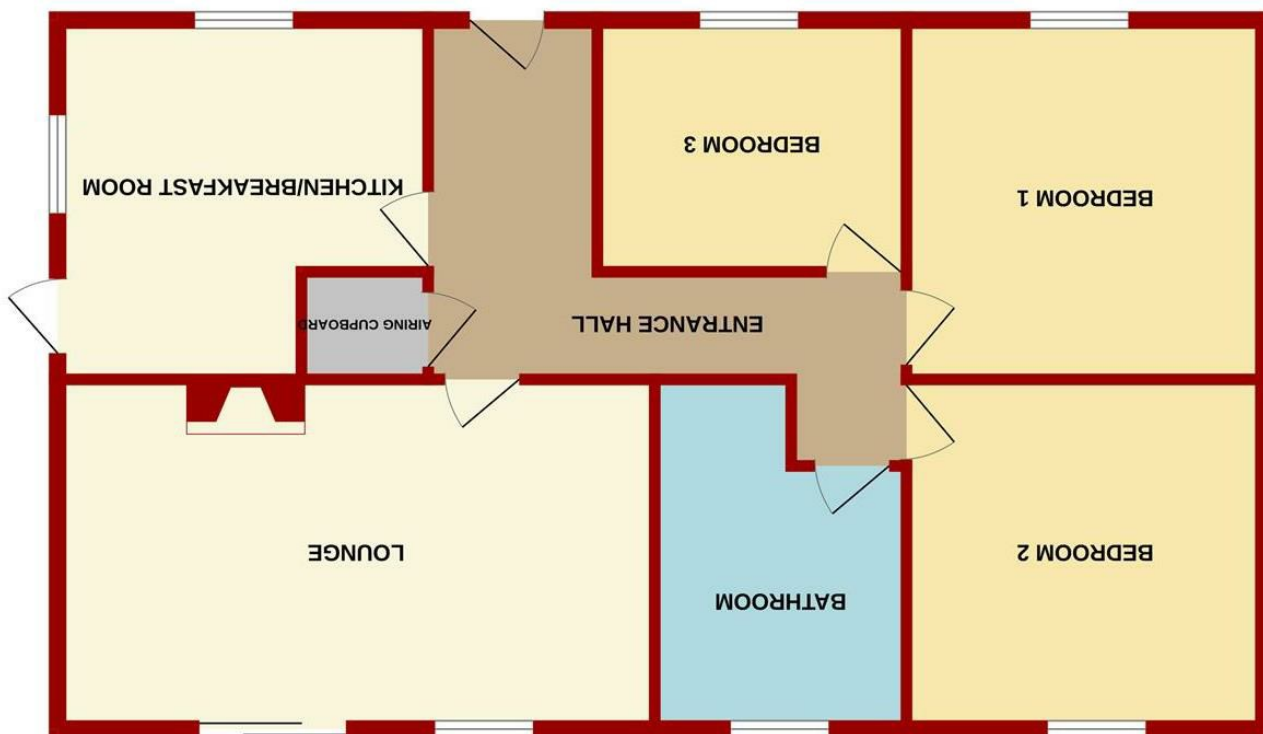
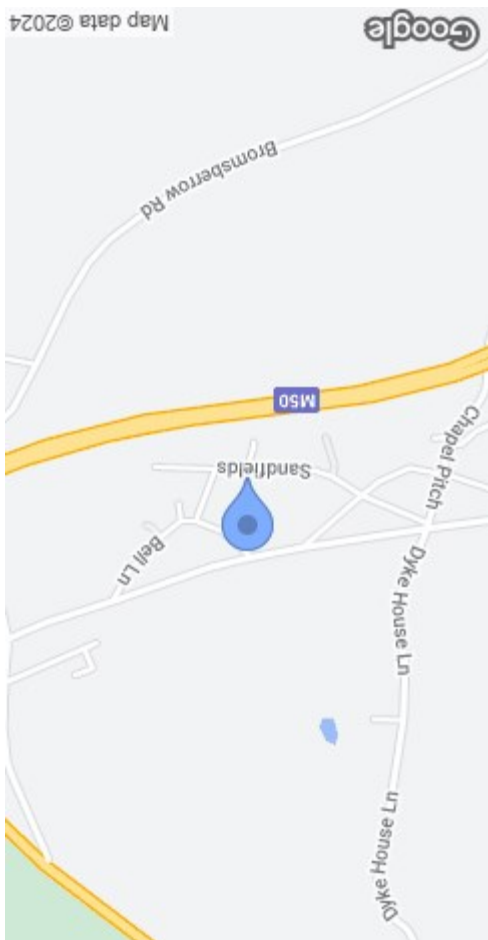




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating



GROUND FLOOR



Wyvern
 Bromsberrow Heath, Ledbury HR8 1NX

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£365,000

A THREE BEDROOM DETACHED BUNGALOW situated in a POPULAR VILLAGE LOCATION, having LARGE 90' GARDENS, GARAGE and OFF ROAD PARKING AREA FOR FIVE / SIX VEHICLES, offering MUCH POTENTIAL, NEWLY INSTALLED WORCESTER BOILER (2024) all being offered with NO ONWARD CHAIN

Bromsberrow Heath is a small village on the Gloucestershire/Herefordshire borders and has a village store/Post Office. In the neighbouring village of Bromsberrow, there is a primary school. The market town of Ledbury (just under 5 miles distant) has a good range of shops, supermarkets, community hospital, various churches, library, public houses and eateries. There is also a train station. The City of Gloucester is approximately 12 miles distant.

For the commuter, access can be gained to the motorway via junction 2 of the M50. From the M50, onward connection can be made to the M5, linking up the Midlands, and the North, Wales, London and the South.



Enter the property via front aspect UPVC double glazed door into:

ENTRANCE HALL

Single radiator, telephone point, laminate flooring, access to roof space, door to airing cupboard housing newly installed Worcester LPG boiler supplying the hot water and central heating.

KITCHEN / BREAKFAST ROOM

12'3 x 11'9 (3.73m x 3.35m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated double oven, four ring halogen hob and extractor fan over, plumbing for washing machine, space for further appliance, inset spotlighting, tiled floor, single radiator, half glazed wooden door to patio and gardens, side and front aspect windows.

LOUNGE

20'0 x 11'9 (6.10m x 3.58m)

Two radiators, laminate flooring, electric fireplace, TV point, rear aspect sliding doors offering a pleasant outlook over the gardens.

BEDROOM 1

12'4 x 11'9 (3.76m x 3.58m)

Wood laminate flooring, front aspect window.

BEDROOM 2

12'0 x 11'9 (3.66m x 3.58m)

Double radiator, rear aspect window.

BEDROOM 3

10'5 x 8'6 (3.18m x 2.59m)

Laminate flooring, single radiator, front aspect window.

BATHROOM

11'9 x 8'5 (3.58m x 2.57m)

Suite comprising of a corner bath, WC, pedestal wash hand basin, corner shower cubicle with electric shower, tiled floor, fully tiled walls, single radiator, consumer unit, two rear aspect frosted window.

OUTSIDE

To the front of the property, a block paved entrance canopy and wrought iron gated access to block paved driveway suitable for parking five / six vehicles, patio area and mature planted borders, LPG tank, leads to:

DETACHED BRICK BUILT GARAGE

15'0 x 13'7 (4.57m x 4.14m)

Accessed via up and over door, consumer unit, power and lighting, side aspect window, front aspect half glazed pedestrian door.

To the side of the property, there is a patio seating area and pedestrian access to the other side of the property. The rear gardens comprise of a large patio seating area, outside water tap, gravelled garden, steps leading down to the lawned areas with greenhouse, wooden built summer house and a further patio seating area to the bottom of the garden with mature borders planted with flowers, trees, shrubs and bushes. The gardens are enclosed by wood panel fencing and measure approximately 90' in length.

SERVICES

Mains water, electric and drainage. LPG heating.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, take the road to Dymock. Upon reaching Dymock, turn right just before the Beauchamp Arms onto Ledbury Road. Take the second right hand turning signposted to Brooms Green and Bromsberrow. Pass through Brooms Green and continue into Bromsberrow Heath, taking the fifth right hand turn signposted Bell Lane, where the property will be found after a short distance on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

