



**FOR SALE**  
STEVE GOOCH  
01527 510814

**Bonham**  
Aylton, Ledbury HR8 2QF



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £325,000

Situated in an unspoilt area is this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE, having TWO RECEPTIONS, PARKING FOR FOUR TO FIVE VEHICLES, REAR GARDEN - BOTH SOUTH AND WEST FACING AND MEASURING APPROXIMATELY 45' X 45', WITH LOVELY COUNTRYSIDE OUTLOOKS TO THE FRONT AND REAR, all being offered with NO ONWARD CHAIN.

Aylton is a small hamlet close to the beautiful historic market town of Ledbury. Ledbury offers a wide range of local facilities including shops, schools, churches, hotels, doctors surgery, local hospital, recreational facilities and a main line railway station and theatre.

The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distance and the M50 motorway is approximately 4 miles south of the town.







Entrance via part glazed UPVC door into:

### ENTRANCE HALL

Under stairs storage space, radiator, stairs leading to the first floor, front aspect window.

### GROUND FLOOR SHOWER ROOM

Fitted corner shower cubicle and tray, shower, tiled surround, vanity wash hand basin, tiled splashback, close coupled WC, side aspect frosted window.

### LOUNGE

14'5 x 13'5 (4.39m x 4.09m)

Attractive brick open fireplace with raised brick hearth and solid wood beam over, exposed timber flooring, single radiator, coving, large front aspect window with outlook onto open fields and farmland, rear aspect window overlooking the gardens.

### DINING AREA

12'2 x 7'11 (3.71m x 2.41m)

Tiled flooring, single radiator, fully glazed French doors through to the side, side aspect window. Opening through to:

### KITCHEN

12'3 x 7'9 (3.73m x 2.36m)

One and a half bowl single drainer sink unit with mixer tap above, cupboards under, range of base and wall mounted units, space for cooker, plumbing for washing machine, space for American style fridge / freezer, tiled flooring, tiled walls, rear aspect window with a lovely unspoilt outlook over mature farmland.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

### LANDING

Access to roof space, side aspect frosted window.

### BEDROOM 1

14'6 x 10'3 (4.42m x 3.12m)

Built-in wardrobes to one wall with various hanging rails and shelving, airing cupboard with lagged hot water tank and shelving, exposed timber flooring, single radiator, front aspect window with a lovely unspoilt outlook over the surrounding fields and farmland.

### BEDROOM 2

12'4 x 8'0 (3.76m x 2.44m)

Exposed timber flooring, single radiator, side aspect window.

### BEDROOM 3

11'1 x 6'1 minimum (3.38m x 1.85m minimum)

Radiator, front aspect window with a lovely outlook over the surrounding fields and farmland.

### OUTSIDE

To the front of the property, there is gravelled parking for four to five vehicles. There is a raised garden area with a lawn, central tree, outside lighting. A gated side access leads through to a good sized paved patio, large wooden shed, which continues around to the rear where there is a further spacious patio area, outside tap, outside lighting. Steps lead up to a lawned area, small brick shed, fencing surround. From here there is a superb unspoilt outlook over the surrounding fields and farmland. The rear garden is both south and west facing, measures approximately 45' x 45'.

### SERVICES

Mains water and electricity, shared septic tank drainage, oil-fired heating.

Fibre broadband is available at the property at a speed of approximately 140 Mbs.

### WATER RATES

Welsh Water - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: C  
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, proceed out of town onto the B4215, passing through Dymock and straight on until you come to a roundabout. Go straight over towards The Trumpet. Upon passing Newbridge Farm Park, take the first left hand turn towards Aylton, proceeding along for a short distance, where the property will be found on your left hand side as indicated 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).



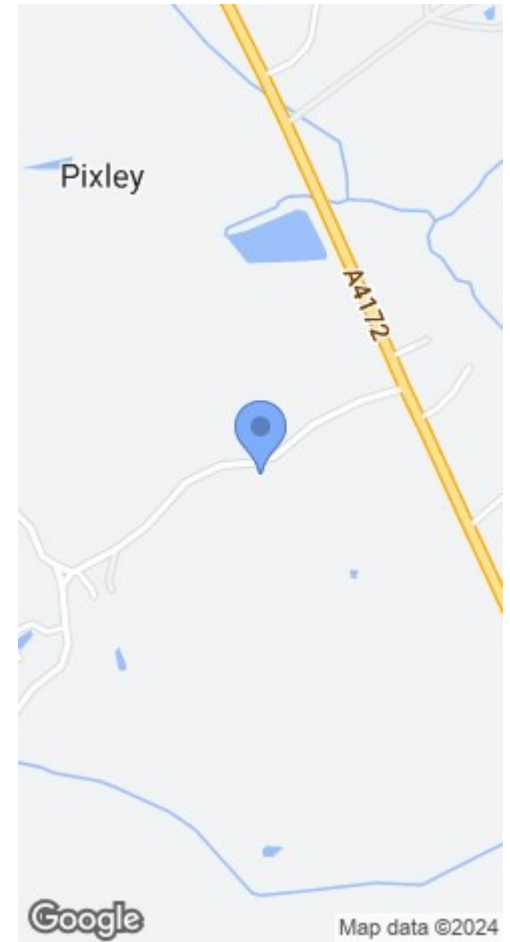
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			84	(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E		45		(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales		England & Wales	

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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys