



**Nilhande , Ledbury HR8 1NX**  
**£355,000**



## Nilhande , Ledbury HR8 1NX

• Well presented family home • Ample off-road parking • Private rear garden • En-suite to master bedroom • No onward chain • Forest of Dean District Council. Tax Band C - £2,009.63 (2025/26) • EPC D66

**£355,000**



1 High Street, Newent, GL18 1AN

**01531 828970**

**newent@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

Composite, wood effect door with covered porch area. Radiator. Stairs to first floor.

### Cloakroom

White suite comprising wash hand basin and WC.

### Living Room

Solid wood, double-glazed window overlooking the front of the property. Radiator.

### Kitchen/Diner

Modern, gloss kitchen comprising a range of wall and base mounted units with solid wood worktops and kitchen island. A range of integrated appliances to include double oven, induction hob, extractor fan, dishwasher, stainless steel sink with drainer and mixer taps. Plumbing for automatic washing machine and space for a free-standing fridge-freezer. Anthracite, bi-fold doors overlook the rear garden. Window to side elevation.

### Master Bedroom

Window to rear elevation. Built-in double wardrobe. Radiator. Door to en-suite.

### En-suite

Enclosed double shower cubicle with electric shower. WC. Wash hand basin.

### Bedroom Two

Window to front elevation. Radiator. Built-in wardrobe.

### Bedroom Three

Window to front elevation. Radiator.

### Bathroom

Modern, white and grey suite comprising bath with shower over, glass bi-fold shower screen, vanity sink unit, mirror with light. Part tiled walls and floor. Window to side elevation.

### Outside

To the front of the property is a gravelled driveway with parking for four vehicles and path leading to front door. Gated side access leads around to the rear garden which has been landscaped and enjoys a patio area off the kitchen diner, central lawn and raised beds all enclosed by fencing. There is a storage shed along the side passage.

### Location

Bromsberrow is a village and civil parish in the Forest of Dean district of Gloucestershire. The village is close to the meeting point between Gloucestershire, Herefordshire, and Worcestershire. The nearest town is Ledbury, about 4 miles north in Herefordshire. With "The Shop at Bromsberrow" located at Bromsberrow Heath Business Park, open daily providing everyday essentials for the locals.

### Material Information

Tenure: Freehold

Council tax band: C

Local authority and rates : Forest of Dean District Council - £2,009.63 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

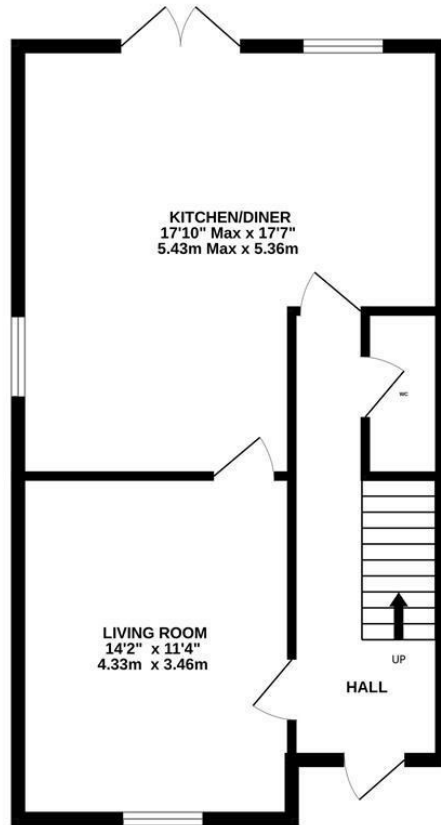
Heating: Oil fired central heating

Broadband speed: Basic 13 Mbps, Superfast 48 Mbps,

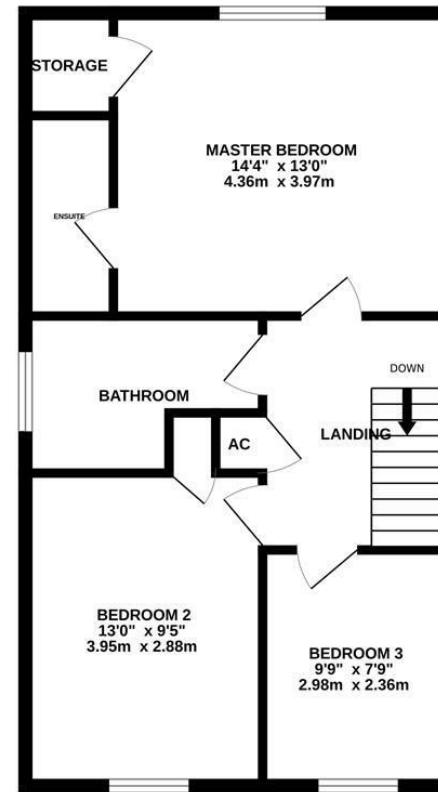
Mobile phone coverage: EE, Vodafone, Three & O2



GROUND FLOOR



1ST FLOOR



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 by 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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