

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



43 Biddulph Way, Ledbury, HR8 2HP

Guide Price **£285,000**

An Attractive Two/Three-Bedroom Semi-Detached Bungalow In A Highly Sought-After Location Featuring A Lovely Garden, Driveway Parking And Garage. EPC C

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2



Regulated by

RICS[®]

01531 634648

Ledbury Office
ledburysales@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS

3-7 New Street, Ledbury, Herefordshire, HR8 2DX

Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London





Location - 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.

Description - A well-presented two/three-bedroom semi-detached bungalow, ideally situated in a popular and convenient location. This attractive home has been thoughtfully improved by the current owner, featuring a stylish refitted kitchen and modern bathroom, creating a comfortable and contemporary living space. Further benefits include gas central heating, double glazing, and the addition of solar panels for improved energy efficiency (six years remaining on feed in tariff). Outside, the property enjoys a well-maintained and attractive garden, along with driveway parking and a single garage.

Canopy Porch - With outside light

Reception Hall - Composite front door, wood effect flooring, radiator. Access to roof space. Airing cupboard with Worcester boiler. Two further storage cupboards.

Bedroom 1 - 4.5m x 2.8m (14'9" x 9'2") With built in wardrobe, radiator and double glazed window to front.

Bedroom 2 - 3.6m x 3.2m (11'9" x 10'5") into recess. Radiator and double glazed window to front.





Bathroom - Fitted with a white suite comprising a P-shaped bath with shower over, low level WC and wash hand basin. Wood effect flooring, obscured double glazed window, extractor fan and spot lights. Partially tiled walls and heated towel rail.

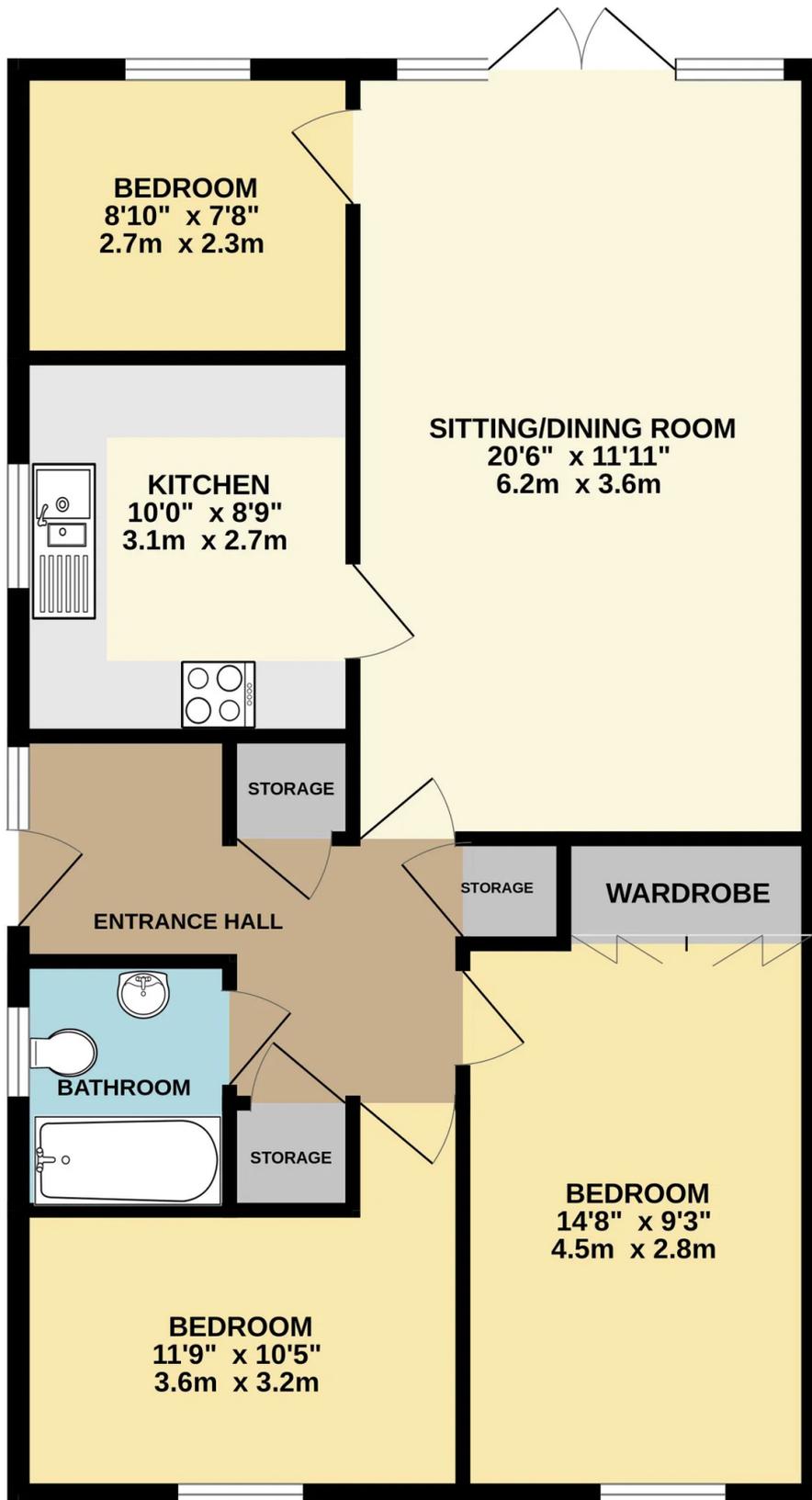
Sitting Room - 6.2m x 3.6m (20'4" x 11'9") Two radiators, glazed door from hall, glazed door into kitchen, large double glazed doors to patio giving access to the garden. Further doors to dining room/bedroom 3.

Kitchen - 3.1m x 2.7m (10'2" x 8'10") Fitted with a range of modern units comprising a double stainless steel sink with base unit under. Further base and wall units. Work surfaces. Ceramic hob with extractor fan and light above, integrated washing machine, double glazed window to side, integrated fridge/freezer, slimline dishwasher, double eye level electric oven. Two low level plinth electric heaters.

Dining Room/Bedroom 3 2.7 x 2.3m (8'10" x 7'8") With double glazed window to rear.

Outside & Garage To the front of the property good sized front garden which is pebbled and paved, there is a driveway to the side providing off-road parking and access to the single GARAGE with power supply and window to the rear. There is an outside light, cold water tap and two water butts. A gate to the side of the property leads to an attractive enclosed rear garden being pleasantly arranged with a block paved patio, lawn and well stocked flowerbeds. There is also a wooden garden shed.

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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 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.



Directions - From the agents Ledbury office turn right at the traffic lights and proceed along with Southend. Turn right into Biddulph Way, proceed down the hill and the property will be located on the left hand side opposite Orchard Place.

Services - We have been advised that mains gas, water, drainage and electric 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure - Freehold - We are advised (subject to legal verification) 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 formerly 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 "C" 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 C (75).