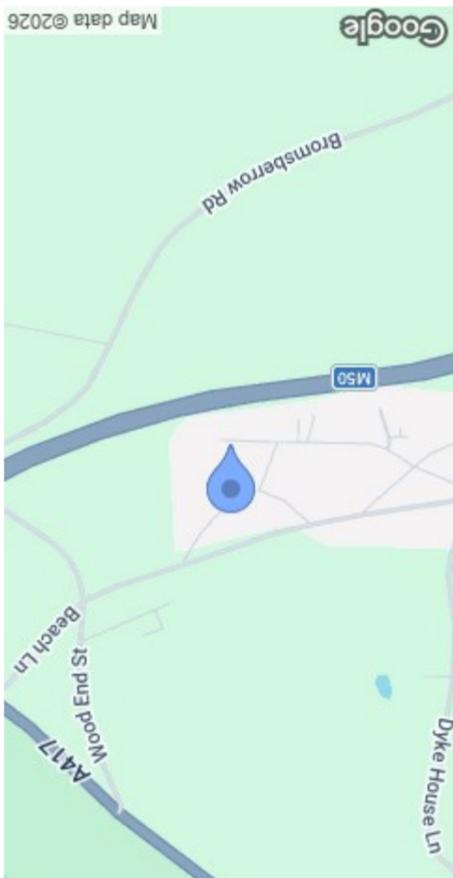
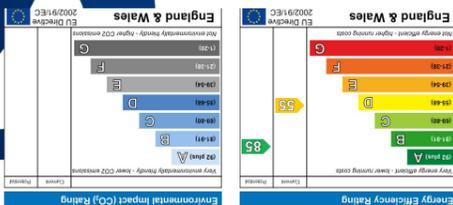




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



15 Sandfields
 Ledbury HR8 1NX

£350,000

An IMMACULATELY PRESENTED THREE BEDROOM DETACHED DORMER BUNGALOW with CONSERVATORY, situated in PLOT approaching QUARTER of an ACRE with GARAGE and OFF ROAD PARKING, ELECTRIC VEHICLE CHARGING POINT, SOLAR PANELS with BATTERY STORAGE, BEAUTIFUL MATURE GARDENS, situated in a POPULAR VILLAGE LOCATION.

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.



Entrance via double glazed front door into:

ENTRANCE HALL

11'6 x 6'7 (3.51m x 2.01m)

Front aspect window, laminate flooring, night storage heater, glazed wooden door into:

LOUNGE

15'8 x 11'9 (4.78m x 3.58m)

Inset Stovax fire, laminate flooring, front aspect window.

DINING ROOM

9'4 x 9'3 (2.84m x 2.82m)

Night storage heater, laminate flooring, serving hatch into:

KITCHEN

13'05 x 8'8 (4.09m x 2.64m)

Range of base and wall mounted units with quartz worktops and splashbacks, integrated Miele double oven, microwave, stainless steel sink unit with Franke boiling water tap, Miele induction hob, space for fridge / freezer, Bosch integrated dishwasher, NEFF integrated extractor, spot lighting, rear aspect window, French door into:

CONSERVATORY

25'07 x 5'7 (7.80m x 1.70m)

UPVC double glazed instruction with glass roof, power and lighting, tiled floor, door to both side aspects, sliding door to gardens.

STUDY / GYM

15'4 x 8'5 (4.67m x 2.57m)

Shoe and coat storage area, laminate flooring, night storage heater, plumbing for washing machine, inset spot lighting, front and side aspect windows.

SHOWER ROOM

5'6 x 4'9 (1.68m x 1.45m)

Shower cubicle with inset Mira shower system, WC, vanity wash hand basin, mixer tap with cupboard below, tiled floor and walls, infrared heater, side aspect frosted window.

FROM THE ENTRANCE HALL TURNING STAIRCASE, LEADS TO THE FIRST FLOOR.

LANDING

Access to roof space, door to airing cupboard with hot water tank.

BEDROOM 1

15'2 x 9'2 (4.62m x 2.79m)

Laminate flooring, built-in wardrobes, night storage heater, spotlighting, front aspect window.

BEDROOM 2

14'07 x 8'8 (4.45m x 2.64m)

Built-in wardrobes and chest of draws, laminate flooring, spot lighting, side aspect window.

BEDROOM 3

12'9 x 7'11 (3.89m x 2.41m)

Built-in wardrobes, laminate flooring, spot lighting, rear aspect window.

BATHROOM

9'05 x 5'5 (2.87m x 1.65m)

Panelled bath with mixer tap and shower detachment, vanity wash hand basin, mixer tap and cupboard below, WC, chrome heated towel rail, front aspect frosted window.

OUTSIDE

The front garden has planted beds and a pathway to the side of the property which leads to the rear garden. To the front of the property, is a driveway for two vehicles. This leads to:

GARAGE

Accessed via up and over door, personal door, power and lighting. There is also an EV charger.

There is a storage area for the solar panels and double battery. To the rear of the property, there is a larger than average mature garden with sweeping lawns, central pond with miniature waterfall, all surrounded by planted beds and mature planted borders. There are a variety of fruit trees to include Apple, Cherry, Pear and Plum with a soft fruit area to include Raspberries, Strawberries, Loganberries, Blueberries and Blackcurrants. To the top of the garden is a vegetable growing area, composting area, outside storage sheds, outside tap and lighting, greenhouse (with electricity), several seating areas, all enclosed by fencing and hedging.

AGENT'S NOTE

There is a security camera system at the property.

The property benefits from having its own solar panels which offsets against the electricity.

SERVICES

Mains electric, water and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent, to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 the A417, take Beach Lane into Bromsberrow Heath, second left into Bell Lane and left again into Sandfields. At the bottom of the road turn left and the property can be located on the left hand side.

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.

