

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



36 Woodfield Road, Ledbury, Herefordshire HR8 2XJ

Guide Price **£280,000**

A well proportioned two bedroom semi-detached bungalow enjoying a corner plot position with established gardens, garage and off-road parking on the popular Deer Park Estate. EPC - D

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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





Occupying an enviable corner plot position within a quiet cul-de-sac on the popular residential estate of The Deer Park.

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.

Occupying a generous corner plot within a quiet cul-de-sac on the popular Deer Park development, this well maintained two bedroom semi-detached bungalow offers comfortable accommodation with scope for cosmetic updating. The property benefits from a garage, ample off-road parking and established gardens, making it an excellent opportunity for purchasers looking to create a home to their own specification.

The accommodation comprises an entrance hall, a spacious sitting room with sliding patio doors opening onto the rear garden, a fitted kitchen leading through to a useful garden room, two bedrooms, the principal with built-in wardrobes, and a shower room. Outside, the established rear garden has been thoughtfully arranged with a patio, lawn, mature shrubs, trees and stocked borders, together with a timber shed and decorative pond. A garage with power, gated side access, outside tap, external power points and a shared driveway providing parking for several vehicles complete the property.





Entrance Hall - A welcoming entrance hall with fitted carpet, ceiling light point, loft access and an airing cupboard housing the hot water cylinder. Doors lead to all rooms.

Sitting Room - 4.9m x 3.4m (16'0" x 11'1")

A generously proportioned reception room overlooking the rear garden, featuring double glazed sliding patio doors providing direct access outside. Television point and ceiling light point.

Kitchen - 3.4m x 2.3m (11'1" x 7'6")

Fitted with a modern range of wall and base units complemented by granite-effect work surfaces and matching splashbacks. Inset stainless steel one and a half bowl sink with drainer, inset four-ring induction hob with glass splashback and extractor hood above, eye-level electric oven and grill, and space for a fridge/freezer and washing machine. Warm air boiler and heating controls. A large double glazed window enjoys views over the rear garden. Vinyl tiled flooring, strip lighting and a glazed wooden door opening into:

Garden Room - 2.6m x 2.5m (8'6" x 8'2")

A versatile additional reception space with double glazed windows to the side and rear aspects, recessed spotlights and vinyl tiled flooring. Fitted base cupboards with marble-effect laminate work surfaces, plumbing for a washing machine, wooden door to the side garden and glazed door providing access to the rear garden.



Bedroom One - 3.6m x 3.4m (11'9" x 11'1")

A double bedroom enjoying a front aspect through a double glazed window fitted with blinds. Fitted carpet, built-in double wardrobes and ceiling light point.

Bedroom Two - 2.4m x 2.3m (7'10" x 7'6")

A front facing bedroom with a double glazed window fitted with blinds and ceiling light point.

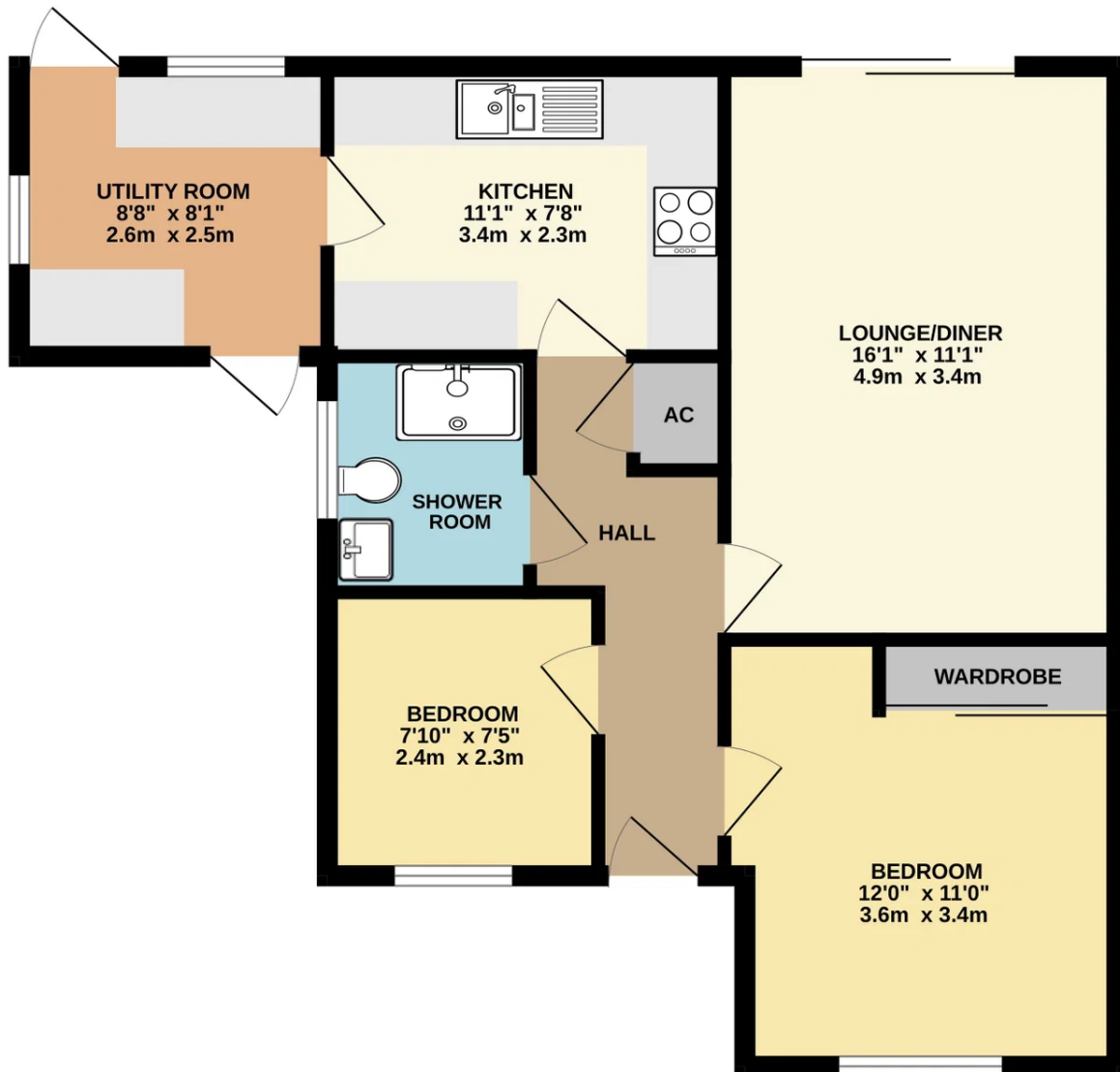
Shower Room - Fitted with an obscure double glazed side window, this well-appointed shower room comprises a walk-in double shower with Triton electric shower, assistance rails and panelled surround. Wash hand basin set within a vanity unit with storage below, low level WC, panelled walls, vinyl tiled flooring and ceiling light point.

Garden - The property enjoys an attractive and well-established rear garden, thoughtfully landscaped to provide a variety of seating and planting areas. A paved patio adjoins the property with steps leading down to a lawn bordered by mature trees, shrubs and well-stocked flower beds. A paved pathway continues to the side garden where there is a gravelled seating area, useful timber garden shed, decorative rockery-style pond and access into the garage. Further benefits include gated side access, external power sockets and an outside water tap. **Garage** with power supply and a glazed pedestrian door to the side.

Front Garden - To the front, deep gravelled borders are planted with a variety of mature shrubs. A shared concrete driveway provides off-road parking for several vehicles. A paved pathway with handrail, together with a decked approach and additional handrail, leads to the front entrance.



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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.
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Direction - 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 around the right hand bend. Woodfield Road is located on the left hand side. Turn right at the T junction in Woodfield Road where the property is located in the right hand corner.

Services - We have been advised that all mains services are connected to the property. Heating is via a warm air system connected to mains gas. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure - We are advised (subject to legal confirmation) that the property is Freehold.

Viewing - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax - Band C

Energy Performance Certificate

The EPC rating for this property is D (62)

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 formally 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.