

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 16 Parsonage Crescent, WR6 5BF

Guide Price **£295,000**

A well-presented three-bedroom mid-terrace home in the popular village of Bishops Frome, featuring a spacious open-plan living area, underfloor heating and a principal bedroom with en-suite. The property also benefits from an enclosed rear garden, carport and tandem parking. EPC - C

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**



Regulated by

**RICS**

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



Situated in the sought-after village of Bishops Frome, this well-presented three-bedroom mid-terrace home, built approximately ten years ago, offers spacious and versatile accommodation arranged over three floors. The property is entered via a composite front door into a generous entrance hall with wooden flooring and underfloor heating, leading to a cloakroom and an impressive open-plan kitchen, dining and living space. The contemporary kitchen is fully integrated with a range of fitted appliances, granite worktops and ample storage, while the L-shaped sitting and dining area enjoys views over the rear garden through French doors and a large glazed window. A feature fireplace and decorative wall panelling create an attractive focal point, making this a superb space for both everyday living and entertaining.

The first floor provides two double bedrooms, including a principal bedroom with fitted wardrobes and a stylish en-suite shower room, together with a modern family bathroom. Occupying the entire second floor, the third bedroom is a generous double with a dormer window, useful eaves storage and access to the roof space. Outside, the landscaped rear garden has been thoughtfully designed with a paved entertaining terrace, artificial lawn and a further raised patio area. Gated rear access leads to a shared parking area and carport providing tandem parking. To the front, a shared pathway is bordered by mature planting, while the property also benefits from outside water and a highly convenient village location.





**Entrance Hall** - Composite front door into a generous entrance hall with wooden flooring and under floor heating. Airing cupboard housing the hot water cylinder. Staircase to the first floor. Doors into Cloakroom and...

**Open Plan Kitchen/Dining/Sitting Room** - 7.8m x 5.2m (25'7" x 17'0")

A fully integrated kitchen with glazed window to the front aspect. Four spot down lights. A range of wall and base units with granite counter tops. Ceramic sink and draining unit. Inset four ring electric hob and integrated electric cooker. Integrated dishwasher, fridge freezer and washing machine. Wood flooring with under floor heating connecting through into...  
An L Shaped sitting/dining area with French doors and a glazed window overlooking the garden. Feature wall panelling. Fire place with composite hearth and surround. Two ceiling light points. Deep storage cupboard.

**First Floor Landing** - With ceiling light point. Carpet. Staircase to the second floor.

**Bedroom 1** - 3.5m x 2.3m (11'5" x 7'6")

With ceiling light point. Glazed window to the rear aspect. Mirrored wardrobe. TV point. Radiator. Door into...

**Ensuite** - With opaque glazed window to the rear aspect. Two spot down lights. A contemporary white suite with corner shower, low level toilet and ceramic sink with tiled back splash. Chrome heated towel rail. Tiled flooring.



**Bedroom 2** - 3.4m x 2.9m (11'1" x 9'6")

A further double bedroom with glazed window to the front aspect. Wall length fitted mirrored wardrobes. Wood effect laminate flooring. Ceiling light point. Radiator.

**Family Bathroom** - With two spot down lights. Opaque glazed window to the rear aspect. Panelled bath with mains powered over head shower and a tiled surround. Low level toilet. Chrome heated towel rail. Ceramic sink with chrome mixer tap. Tiled flooring.

**Second Floor Landing** - With Spot down light and carpet. Door into...

**Bedroom 3** - 3.8m x 3.5m (12'5" x 11'5")

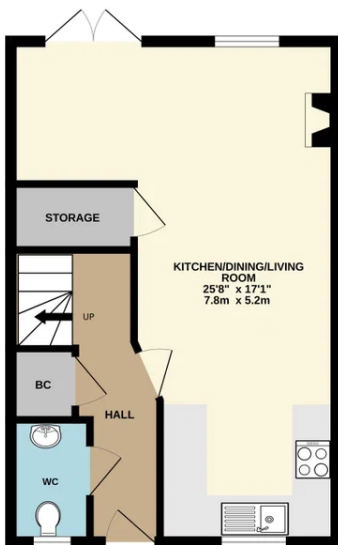
A double bedroom with dormer window to the front aspect. Eaves storage and storage cupboard. Ceiling light point. Access into roof space. Carpet. Radiator.

**Garden and Outside** - A landscaped rear garden with paved patio for entertaining in front of an area laid with artificial lawn. A further raised patio to the rear of garden with gated rear access leading to a shared parking area and carport, offering tandem parking. Outside tap.

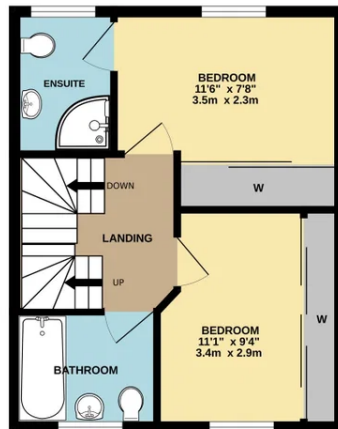
To the front of the property is a shared access pathway with a mature raised plant border. Outside water is available.



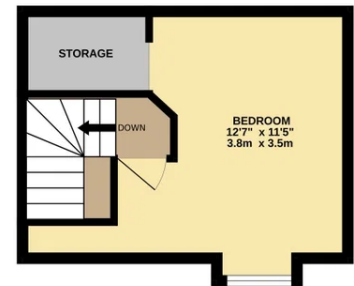
GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR  
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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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**Directions** - From the Agent's Ledbury Office turn left at the traffic lights and proceed along the High Street and Homend. Continue straight over the traffic lights by the railway station onto the B4214 Bromyard Road and continue out of Ledbury. Proceed through the village of Staplow and at the sharp right hand bend fork left continuing along the B4214 signposted to Bromyard and Bishops Frome. Continue to the end of this road and then proceed straight over the staggered crossroads signposted to Bishops Frome. Entering the village, the property is located on the right hand side.

**Services** - We have been advised that mains water, electricity and drainage are connected to the property.

The property benefits from an air source heat pump. 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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

**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)

**EPC** - The EPC rating for this property is C (71)

**Council Tax** - Band C

**Agents Note** - There is a service charge payable for the communal areas, the amount is to be confirmed.