

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



30 Bronte Drive, HR8 2FZ

Guide Price **£215,000**

Offered with no onward chain is this well-presented two-bedroom mid-terrace home with a beautiful rear garden, garage, parking. 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





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.

A well-presented two-bedroom mid-terrace property situated on the popular New Mills Estate in Ledbury. The accommodation comprises an entrance hall, comfortable sitting room with feature fireplace and useful storage, leading through to a well-equipped kitchen/diner with a good range of fitted units, integrated appliances and French doors opening onto the attractive rear garden. To the first floor are two good-sized bedrooms, both with laminate flooring and built-in storage, together with a recently fitted modern family bathroom.

Outside, the particularly attractive rear garden offers a paved patio with wooden pergola, lawn, raised decked seating area and a mature selection of trees and shrubs, providing an excellent space for relaxing and entertaining. A rear gate gives access to the property's parking area and single garage, with a useful garden shed also included. To the front is a paved pathway, mature shrub borders, bin store and outside lighting, with a shared tarmac driveway providing access to the road, parking and garage.





Entrance Hall - A composite entrance door opens into the Entrance Hall, which has wooden-effect LVT flooring, a useful cloaks cupboard and fuseboard, with an open entrance through to the sitting room.

Sitting Room - The Sitting Room is a comfortable reception room with LVT flooring, front-facing window, radiator and a feature fireplace with electric fire and wooden mantel. There is also a useful understairs storage cupboard with fitted shelving. Staircase rises to the first floor, with a door leading through to the kitchen/diner.

Kitchen Diner - The Kitchen/Diner is fitted with a good range of wall and base units with laminate work surfaces, tiled splashbacks and an inset composite sink with drainer. Integrated appliances include a fridge/freezer and under-counter electric oven, together with a five-ring gas hob and extractor over. There is a useful dining area with radiator, window and French doors providing access onto the garden. A Worcester Bosch boiler (Fitted March 2025) is also located within the kitchen.

First Floor Landing - The First Floor Landing has a central light point and loft access.

Bedroom One - A double bedroom with front-facing window, radiator, central light point and useful over-stairs cupboard housing the hot water cylinder. Wood-effect laminate flooring.

Bedroom Two - Another good-sized bedroom with rear-facing window, radiator, central light point and wood-effect laminate flooring.



Family Bathroom - Recently fitted with a modern suite comprising a panelled bath with Mira electric shower over, low-level WC and fitted vanity wash hand basin with useful cupboard beneath. There is a tiled splashback, heated towel rail, shaving point and obscure-glazed rear-facing window.

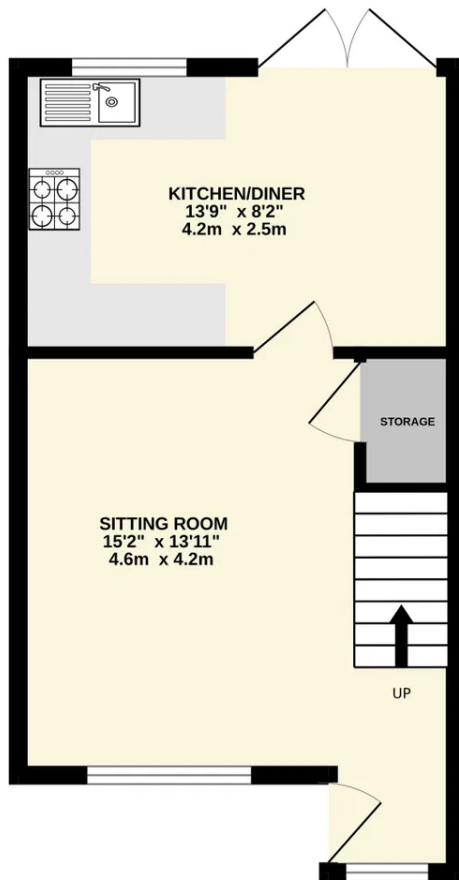
Outside and Garden - The Rear Garden is a particularly attractive feature of the property, with a paved patio and wooden pergola providing an excellent space for outdoor seating and entertaining. Beyond is an area of lawn, raised decked seating area and a mature selection of trees and shrubs. There is also a useful garden shed.

To the Front, a paved pathway leads to the entrance door, with a useful bin store, mature shrub borders and outside lighting. A tarmac shared driveway provides access through to the road and the property's parking and garage located in the left hand corner.

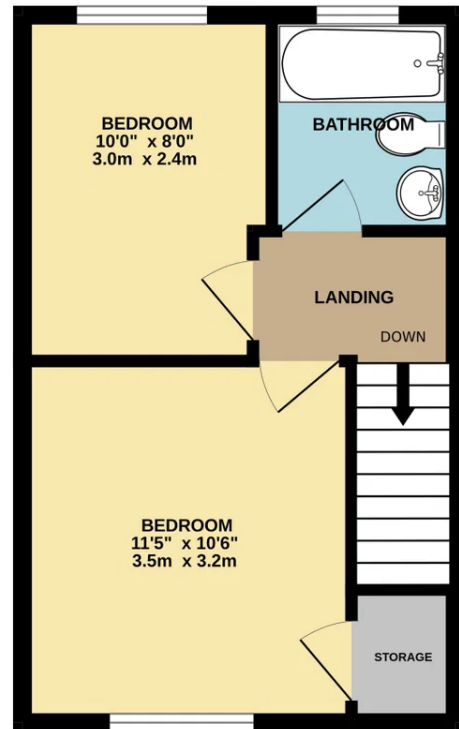
Directions - From the agent's Ledbury office turn left at the traffic lights and proceed along the High Street and The Homend. Continue over the traffic lights, passing Tesco and bear left by the railway station onto the Hereford Road. At the roundabout take the first left into New Mills Way and continue towards the end of the road turning left into Browning Road. Take the 1st right into Bronte Drive and turn right at the "T" Junction. The shared driveway is located on the right hand side, where the property can also be found.



GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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Services - We have been advised that mains gas, electricity, drainage and water 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 "B" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate - The EPC rating for this property is C (71)