



25 Bronte Drive  
Ledbury HR8 2FZ



STEVE GOOCH  
ESTATE AGENTS | EST 1985



**£209,950**

A TWO BEDROOM MID TERRACED HOUSE ideal for FIRST TIME BUYERS OR INVESTORS, with ENCLOSED GARDEN, GARAGE and OFF ROAD PARKING, located in a HIGHLY POPULAR HISTORIC MARKET TOWN, all being offered with NO ONWARD CHAIN.

Ledbury offers a wide range of local facilities including shops, schools, churches, hotels, doctors surgery, local hospital, recreational facilities and a main line railway station and theatre.

The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distance and the M50 motorway is approximately 4 miles south of the town.







Enter the property via side aspect double glazed composite door into:

### ENTRANCE LOBBY

Consumer unit, shoe and coat storage area, opening through to:

### LIVING ROOM

13'11 max x 13'3 (4.24m max x 4.04m)

Stairs leading off, door to under stairs storage cupboard, electric fireplace, BT Open Reach telephone point, TV point, thermostat control, double radiator, front aspect double glazed window. Door to:

### KITCHEN / DINER

13'9 x 8'1 (4.19m x 2.46m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated electric cooker with four ring gas hob and extractor fan over, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for further under counter appliance, double radiator, Potterton gas-fired boiler supplying the hot water and central heating, rear aspect window, double opening French doors to patio and gardens.

FROM THE LIVING ROOM, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Access to roof space.

### BEDROOM 1

11'5 x 10'7 (3.48m x 3.23m)

Single radiator, door to additional over stairs built-in wardrobe housing the lagged hot water tank, front aspect window.

### BEDROOM 2

9'11 x 8'0 (3.02m x 2.44m)

Single radiator, rear aspect window.

### BATHROOM

Three piece suite comprising panelled bath, WC, wash hand basin with cupboards below, shaver point, Triton electric shower over the bath with glazed screen, single radiator, tiled splashbacks, extractor fan, rear aspect frosted window.

### OUTSIDE

To the front of the property, there is a small front garden which is laid to gravel for low maintenance, door to meter cupboard, bin storage. A driveway, suitable for the parking of two vehicles, leads to:

### SINGLE GARAGE

17'2 x 8'7 (5.23m x 2.62m)

Accessed via up and over door.

The rear garden measures approximately 42' in length and comprises patio seating area, outside tap, decked area, with the rest of the gardens laid to lawn and enclosed by brick walling and wood panel fencing.

### SERVICES

Mains electricity, gas, 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

Welsh Water - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: B

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

### 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.

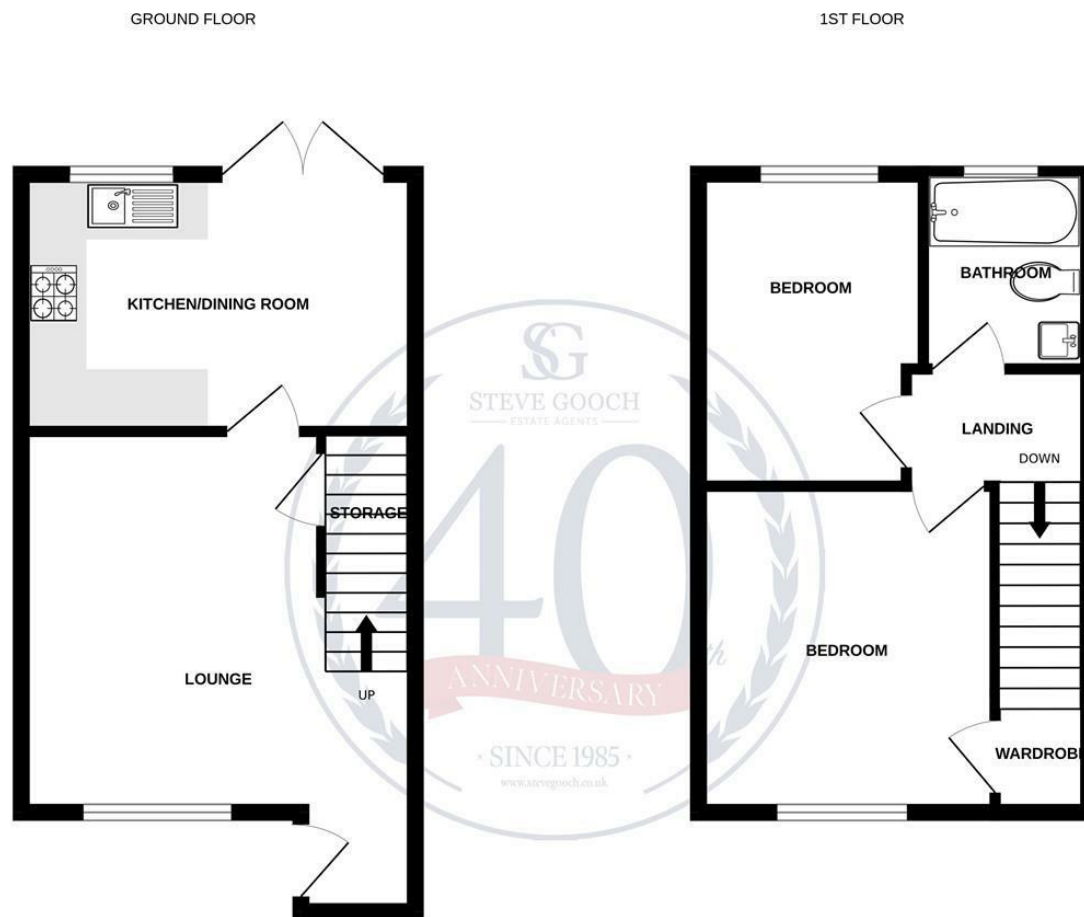
### DIRECTIONS

From Ledbury Town Centre, proceed along the High Street and Homend. Continue over the traffic lights, passing Tesco on your left hand side. Turn left by the railway station onto the Hereford Road. At the roundabout, take the second exit and proceed along Leadon Way. At the next roundabout, take the first exit onto New Mills Way, then take the first right onto Browning Road and turn immediately right onto Bronte Drive. The property will be located as marked by our "For Sale" board.

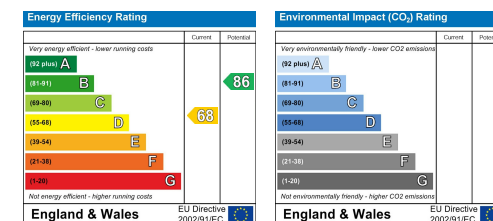
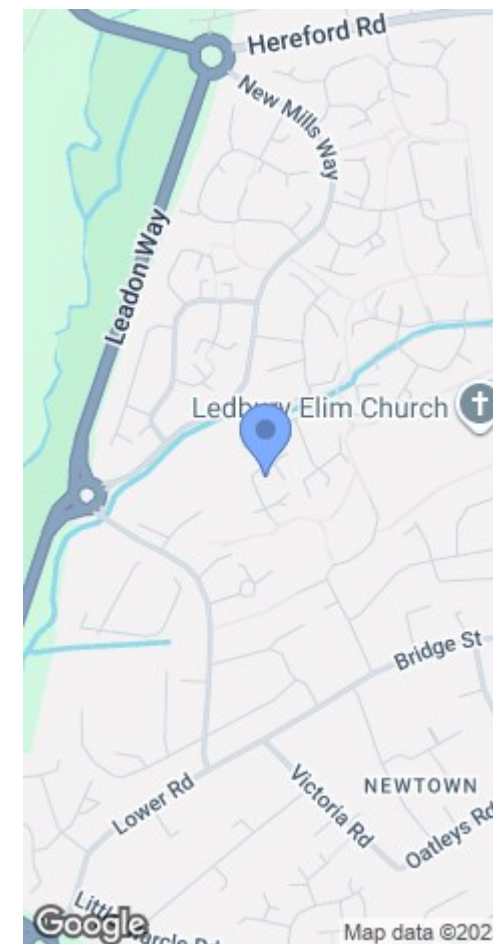
### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### 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.



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