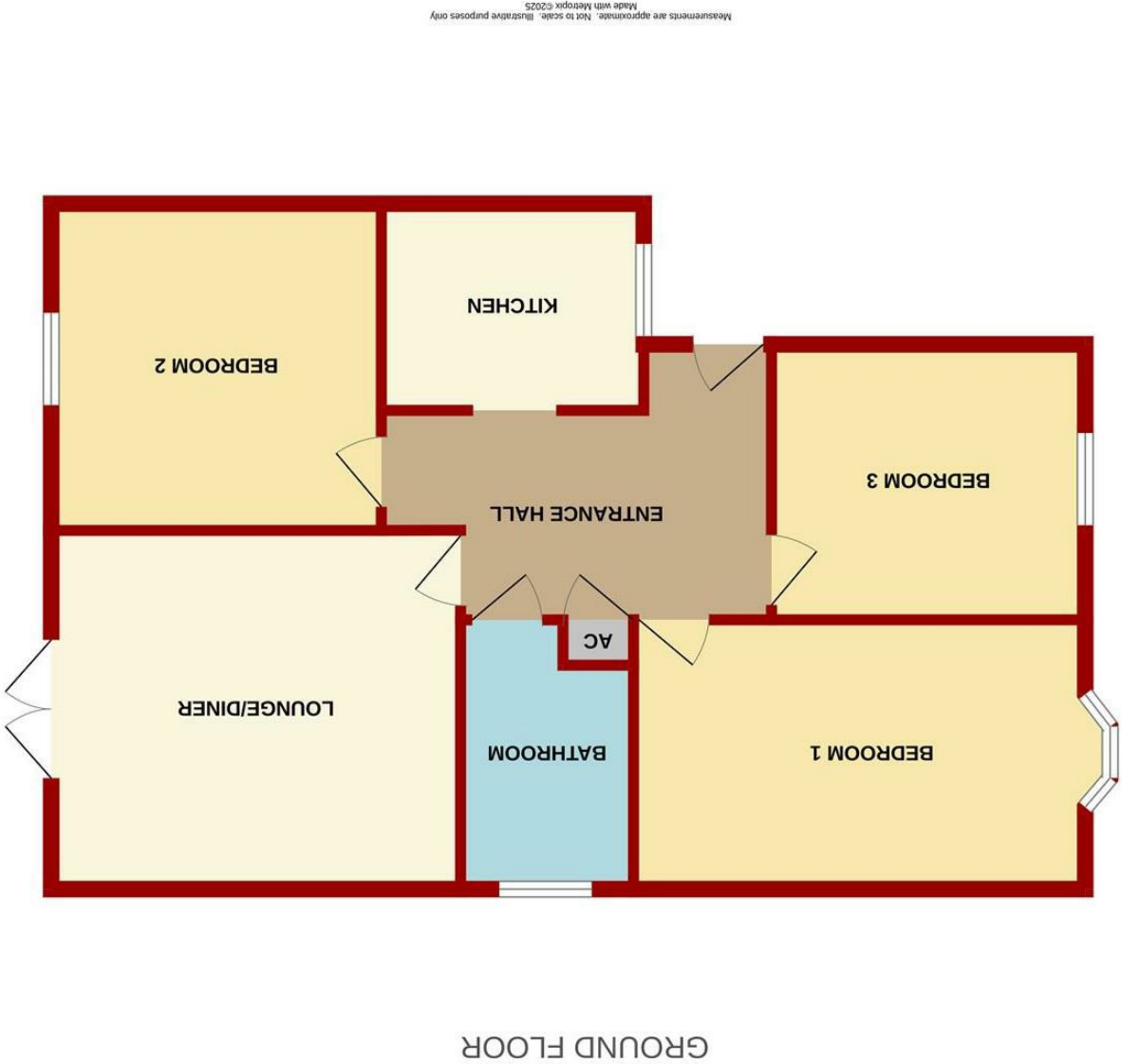
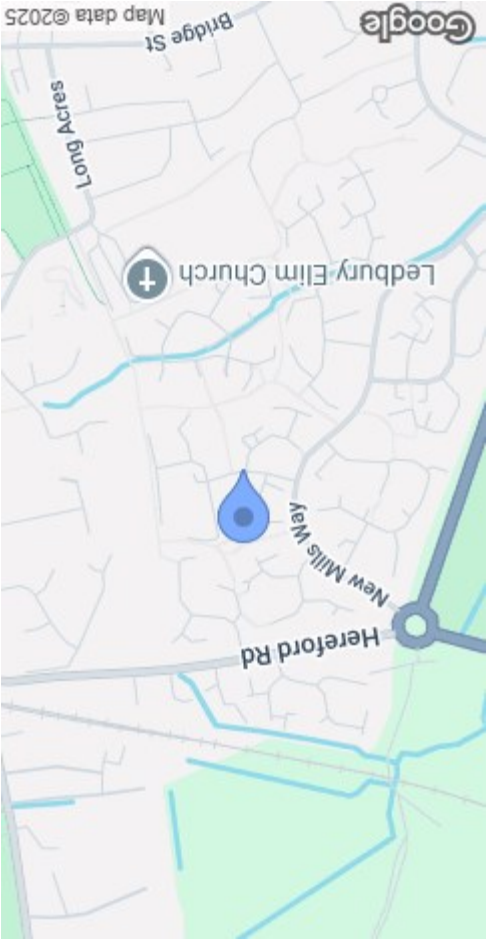


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Current	Target
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Decent energy efficiency - lower running costs		C	
Average energy efficiency		D	
Below average energy efficiency		E	
Poor energy efficiency - higher running costs		F	
Very poor energy efficiency - high running costs		G	
Minimum Energy Efficiency Standard (MEES)			72
Minimum Energy Efficiency Standard (MEES)			86

Environmental Impact (CO ₂) Rating		Current	Target
Very low environmental impact - lower CO ₂ emissions		A	
Low environmental impact		B	
Decent environmental impact		C	
Average environmental impact		D	
Below average environmental impact		E	
Poor environmental impact - higher CO ₂ emissions		F	
Very poor environmental impact - high CO ₂ emissions		G	



12 Frome Brook Road
Ledbury HR8 2FH

Guide Price £295,000

A MODERN TWO / THREE BEDROOM DETACHED BUNGALOW situated in a POPULAR RESIDENTIAL DEVELOPMENT in the BEAUTIFUL HISTORIC MARKET TOWN OF LEDBURY, MODERN BOILER, DOUBLE GLAZING THROUGHOUT, ENCLOSED LOW MAINTENANCE GARDENS, GARAGE and OFF ROAD PARKING, 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 glazed wooden front door into:

ENTRANCE HALL

Wood laminate flooring, telephone point, single radiator, coved ceiling, thermostat control, door to airing cupboard with single radiator, slatted shelving and storage space.

LOUNGE

14'7 x 12'9 (4.45m x 3.89m)

Wall light fittings, TV point, single radiator, rear aspect French doors to the gardens.

KITCHEN

9'5 x 7'3 (2.87m x 2.21m)

Comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl Belfast sink with mixer tap, integrated double oven with four ring induction hob, extractor fan over, integrated fridge / freezer, space for washing machine, Worcester gas-fired combi boiler (re-fitted in 2023), consumer unit, single radiator, front aspect window.

BEDROOM 1

16'7 x 9'6 into front aspect bay window (5.05m x 2.90m into front aspect bay window)

TV point, telephone point, single radiator, coved ceiling.

BEDROOM 2

11'0 x 10'1 (3.35m x 3.07m)

Single radiator, rear aspect window.

BEDROOM 3 / DINING ROOM

11'1 x 9'8 (3.38m x 2.95m)

Single radiator, front aspect window.

BATHROOM

9'7 x 6'2 (2.92m x 1.88m)

Panelled bath with mixer tap and shower detachment, WC, wash hand basin, separate single shower cubicle accessed via glazed screen with Mira Go electric shower, tiled splashbacks, extractor fan, single radiator, side aspect frosted window.

OUTSIDE

A patio pathway leads to the front door with front garden area laid to gravel for low maintenance. A side pathway and gated access leads into the rear gardens (alternatively accessed from the driveway). The gardens are laid to patio and lawn with planted beds, outside light, outside tap, enclosed by wood panel fencing. There is a wooden-built garden shed and personal door into:

GARAGE

17'4 x 8'6 (5.28m x 2.59m)

Accessed via electric up and over door, power and lighting.

There is off road parking for one vehicle at the front of the property on the tarmac driveway.

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: D
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

Proceed through Ledbury, passing the Market House on your right hand side and head out of town bearing left at the train station onto the A438. At the roundabout, take the first left hand turning into New Mills Way. Take the second left hand turning onto Frome Brook Road where the property can be located on your right hand side, 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

