

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - Outstanding grade		
A		
B	71	79
C		
D		
E		
F		
G		
Not energy efficient - Outstanding grade		

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - Best CO2 emissions		
A		
B	75	77
C		
D		
E		
F		
G		
Not environmentally friendly - Higher CO2 emissions		

**England & Wales** EU Directive 2002/91/EC  
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**England & Wales** EU Directive 2002/91/EC  
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.


  
**KIMBERLEY'S**  
 SALES & LETTINGS



## Frome Brook Road

Ledbury HR8 2FH

**Unique TWO BEDROOM SEMI-DETACHED BUNGALOW** close to Ledbury's amenities offering UPVC double glazed windows, GAS fired CENTRAL HEATING, OFF ROAD PARKING for 2 Cars, plus CONSERVATORY and garden areas to 2 sides! **NO CHAIN & MUST BE SEEN**

**Guide Price: £ 2 3 5 , 0 0 0 for the FREEHOLD**

## **Frome Brook Road** **Ledbury HR8 2FH**

### **GUIDE PRICE : £235,000 for the FREEHOLD**

We are delighted to offer "For Sale" this well appointed, TWO BEDROOM SEMI-DETACHED BUNGALOW which was built in the mid-2000's and it is now offered FOR SALE with no onward chain and offers a quality home which must be seen.

The property is located off New Mills Way and is well placed for Ledbury's amenities, which includes comprehensive shopping facilities and other necessary amenities to include a Mainline Railway Station. Additionally the motorway network is available at Junction 2 at Redmarley D'Abitot approximately 5 miles distant. **We seriously advise your viewing!**

No.18 is a modern TWO BEDROOM Bungalow conveniently located for Ledbury's amenities offering quality accommodation with gas fired central heating, UPVC double glazing and to aid your understanding and appreciation of this superb home these details include a "Site Plan".

#### **THE PROPERTY COMPRISES AS FOLLOWS** **(all dimensions stated are approximate)**

**Canopy PORCH** With panel style UPVC part glazed door to the:-

**Reception HALL** 14'10"max. x 4'6"min. width with vinyl flooring, radiator, power point/s, telephone point, two ceiling light points, smoke detector, and white painted panel style doors to rooms as follows, plus door to the:

**Boiler / Linen Cupboard** with wall mounted **WORCESTER 28CDi** gas fired central heating boiler



with slatted shelving, ceiling light point and a loft hatch to roof space.

#### ***DOORS FROM HALL TO ROOMS AS FOLLOWS:-***

**LIVING ROOM** 13'2" x 9'3" with side aspect UPVC double glazed **FRENCH DOORS** to the **CONSERVATORY** and garden. Room offers fireplace with electric fire, radiator, numerous power points, T.V. point, two wall light points and a ceiling light point.

**CONSERVATORY** 9'10" x 9'0" with UPVC double glazed windows and door to the patio garden. Ceramic tiled floor with underfloor heating, power points, wall mounted electric convector heater and a wall light point.

**FITTED KITCHEN** 8'3" x 8'0" having front aspect UPVC double glazed window and Kitchen is fitted with White panel style doors with Grey pin-stripe as photos, with laminate worktops over base units with splashback ceramic tiling and worktops have an inset White Resin/Plastic sink plus a **DIPLMAT gas hob** over the integrated **DIPLMAT electric double OVEN, with concealed extractor cooker hood above HOB.** Concealed integrated **BAUMATIC** washing machine; tall appliance housing with integrated **BLOMBERG fridge freezer** and Kitchen is completed by **vinyl flooring**, radiator, numerous power points, MCB & RCD Consumer Unit (Fuseboard), and finally, ceiling light point

***DOORS FROM HALL AREAS ALSO TO:-***

**MAIN BEDROOM** 10'3" x 9'10" having side aspect UPVC double glazed window, fitted Wardrobes and other bedroom Furniture; radiator, numerous power points, ceiling light point and a loft hatch to roof space.

**BEDROOM TWO** 11'7" x 6'9" having front aspect UPVC double glazed window; radiator, power points, ceiling light point and fitted/free standing Wardrobes and other bedroom Furniture to remain.

**Shower Room** 6'3" x 5'9" with UPVC double glazed window to side aspect, fitted White suite comprising a large Shower cubicle with MIRA electric shower and fitted seat within, pedestal wash hand basin, low level close coupled W.C. and full height ceramic wall tiling to important wall areas. Strip light with shaver point above the basin, radiator, extractor fan, vinyl flooring; and lastly a ceiling light point.

## **OUTSIDE/GARDENS**

To the front of the property tarmac parking parking area for 2 cars and path leads to the gated Foregarden area for No.18, with own path to the two gated side gardens that are laid out for ease of maintenance. South westerly facing garden area accessed from Conservatory has paved patio area and flower/shrub borders , plus a small Tool Shed. Other side garden is paved and gravelled, with drying area and an 8' x 6' Garden Shed.

**TENURE** This is understood to be FREEHOLD.

**VIEWING** Strictly via KIMBERLEY'S ESTATE AGENTS.  
TEL: 01531 635151

**SERVICES** Mains Electricity, Gas, Water and Drainage

**TELEPHONE LINE** Subject to connection regulations

## **VACANT POSSESSION UPON COMPLETION OF THE PURCHASE**

**N.B.** Room sizes stated are approx. and measured wall to wall. If you require measurements for carpets or other purposes, you must measure the RELEVANT areas.

**AGENTS NOTE** Whilst we as team estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose; neither have we had sight of the legal documents.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

**KIMBERLEY'S Estate Agents** have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Any buyer is advised to obtain verification from their Solicitor or Surveyor; and references to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, thus any buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars; however they may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

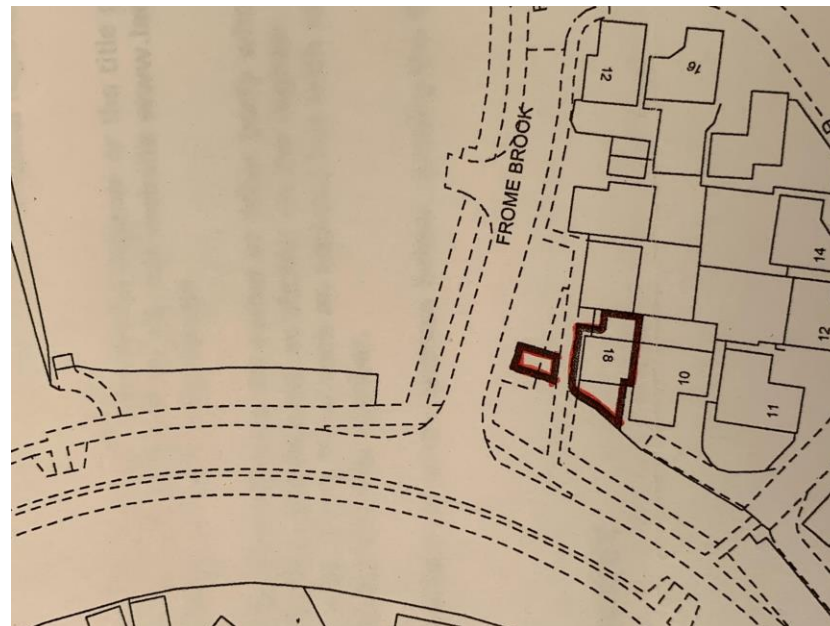
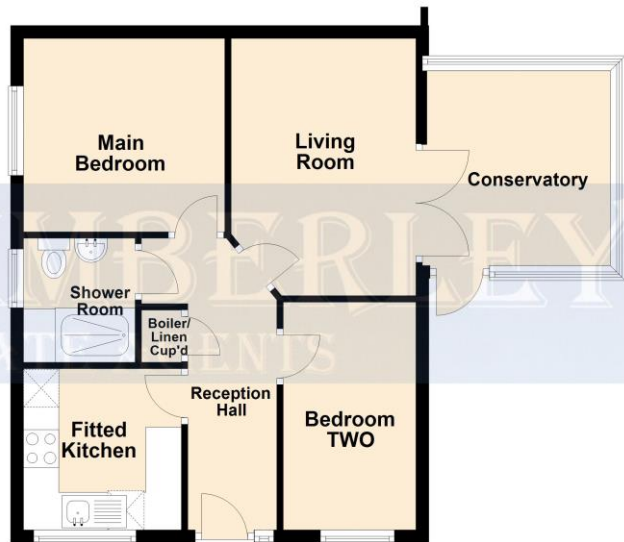
**REGULATORY NOTES:** Successful offeror/s are required to produce identification & residency documentation, together with proof of funds in order to satisfy our clients that the PURCHASER complies with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be requested from us request. Meanwhile, KIMBERLEY'S have made every effort to ensure that our measurements and details/particulars are accurate, but, prospective purchaser/s/tenant/s must satisfy themselves as to the accuracy of the information we provide. No information with regard to planning / building regulations compliance, or of the structural integrity, tenure, services or appliances has been verified by ourselves; therefore prospective purchaser/s/tenant/s need to validate any of these matters prior to offering and making a formal intention to purchase or lease any property, or enter into a contract.



Kimberley's for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. NOTE – these particulars are issued on the understanding that all negotiations will be conducted through Kimberley's. Items shown in photographs are not included in the sale unless negotiated for separately.

**FLOOR & SITE PLANS FOR IDENTIFICATION PURPOSES ONLY**

Ground Floor



Total area: approx. 55.6 sq. metres (598.9 sq. feet)

SIZE GIVEN INCLUDES ALL ROOMS DEPICTED ON THE PLAN (THIS WILL INCLUDE INTEGRAL GARAGES & EAVES STORAGE AREAS IF APPLICABLE)  
Plan produced using PlanUp.



**KIMBERLEY'S ESTATE AGENTS LTD.**

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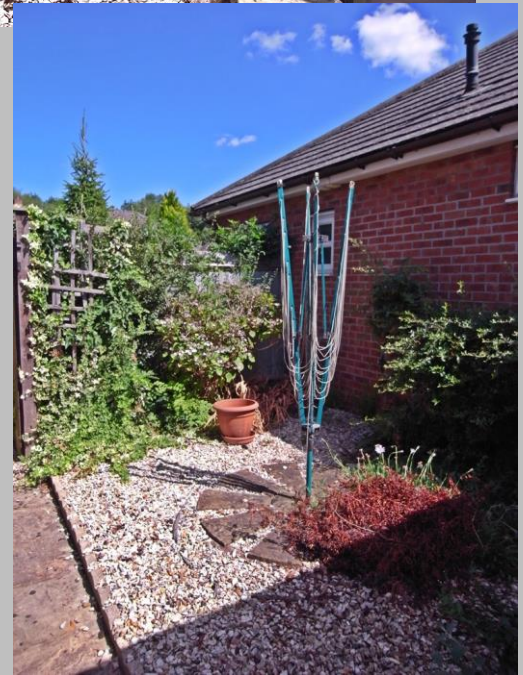
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