

Woodfield Road, Ledbury, HR8 2XJ

FOUR BEDROOM EXTENDED DETACHED BUNGALOW in a sought after quiet location. The property benefits from having a recently refitted Kitchen, extension to the Dining area and updated electrics. Having an ensuite, warm air gas fired central heating Boiler, 18 Solar panels, UPVC double glazed windows and Bathroom. Plus Single Garage, good size South/West facing Rear Garden and Off Road Parking for 3 cars. **MUST BE SEEN.**

Guide Price: £395,000 FREEHOLD



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We are delighted to offer "For Sale" this **FOUR BEDROOM EXTENDED DETACHED BUNGALOW** in the sought after quiet location. The property has been recently updated by re-fitted kitchen and electrics and benefits from UPVC double glazed windows, extension off the Dining Area and 18 solar panels. No.25 also offers a Lounge/Diner, Bathroom, En-suite. Plus ample off road parking, Garage and a South/West facing Rear Garden.

The Bungalow is conveniently placed for Ledbury Town being **just 1/2 of a miles walk from the "Market House"**. Ledbury offers an extensive range of traditional shops plus Supermarkets and recreational facilities which include Swimming Baths, Bowls Club, and Tennis Club etc. plus, there is a Library and a Mainline Railway Station.

For those who need to commute utilising the Motorway Network, the property is approximately 5 miles from Junction 2 of the M50 at Redmarley D'Abiotot. To aid your appreciation & understanding of this Bungalow these details incorporate "**Layout Sketch Plans**".

ACCOMMODATION COMPRISES AS FOLLOWS (all dimensions stated are approximate)

Entrance via **Canopy Porch** with porch light, store cupboard having shelving and UPVC part glazed multi point locking door leading to the:

Reception Hall 19'10"max. & 5'10"min. x 10'1"max. & 2'10"min. with laminate flooring, power points, telephone point, floor vents, smoke detector, three ceiling light points, and access hatch to the loft space over. Doors off the Hall leads to the: **Airing Cupboard** with hot water tank plus **Storage Cupboard** having shelving.

Doors from Hall lead to:

'L'shaped Lounge Diner 22'0"max from Lounge to Dining Area. & 13'5"min x 16'0"max to Lounge Area & 10'10"min to Dining Area comprising:

Living Area 16'0"max. x 10'1"min. with front aspect UPVC double glazed patio doors leading to the rear Garden; coved ceiling, floor vent, numerous power points, T.V. point, telephone point, & two ceiling light points. Opening onto the:

Dining Area 10'10" x 8'6" having rear aspect UPVC double glazed door & window to the Utility/Study; coved ceiling, power points, floor vent, serving hatch to the Kitchen, ceiling light point and UPVC double glazed door leading to the:

Utility/Study 9'4" x 7'6" having front and side



aspect UPVC double glazed windows; tiled floor, laminate worktops with space and provision for a tall fridge freezer, washing machine, tumble dryer, fridge and freezer under worktop. Room is completed by: power points and strip ceiling light.

Doors from the Entrance hall lead to the following rooms:

Re-Fitted Kitchen 13'6"max. x 8'6"max & 6'0"min having side aspect obscure UPVC double glazed window and part glazed door to the side path. The Kitchen is fitted with a range of cream gloss fronted base & wall units with complimentary laminate worktops over and 1 ½ inset stainless steel sink inset. Integrated eye level Hisense electric oven & Neff oven below, Neff gas hob inset

to worktop with splashback tiling behind. There is space for washing machine, tumble dryer & fridge under worktop. The Kitchen is completed by; tiled flooring, numerous power points, ceiling light point and Airing Cupboard housing the **Series 2 'Johnson and Starley' Hi-Spec gas fired warm air central heating boiler.**

Bedroom One 13'6" x 10'4" max into wardrobes & 8'6" min. having front aspect UPVC double glazed bay window, floor vent, power points, telephone point, T.V point, ceiling light point & built-in wardrobe with sliding doors having shelving and hanging rail within and door leads to the:

En-Suite 8'5" max. x 5'4" max. having side aspect UPVC double glazed obscure window and a fitted cream suite comprising: fitted shower cubicle with MIRA 'Sport' electric shower and full height wet walling within. In addition the Ensuite has fitted Bathroom Furniture with low-level W.C. and a wash hand basin. Room is completed by; tiling to important areas, floor vent, vinyl flooring, wall light with shaver point and a ceiling light point.

Bedroom Two 13'6" max. & 9'5" min. x 11'6" max. having two front aspect UPVC double glazed windows, floor vent, power points, ceiling light point & built-in wardrobe.

Bedroom Three 10'4" x 10'4" max. having side aspect UPVC double glazed window, floor vent, power points, ceiling light point & built-in wardrobe.

Bedroom Four 8'9" x 7'1" having side aspect UPVC double glazed window, floor vent, power points, telephone point & ceiling light point.

Bathroom 8'6" max. & 5'5" min x 5'9" max. &

3'0" min. having side aspect UPVC double glazed obscure window and a fitted Cream suite comprising: Having fitted Bathroom Furniture with low-level W.C. and a wash hand basin, panelled sided bath mixer shower. Room is completed by; ½ tiling to wall areas, floor vent, wall light with shaver point and a ceiling light point.

OUTSIDE/GARDENS

The property located on the right hand side of Woodfield Road. No.25 is set back from the Road behind a 3 car pavior Drive leading to the **Integral Garage 16'11" x 9'4" approx.** with pitched roof over; electric roller shutter door, power & lighting and rear aspect part glazed door leading to the Rear Garden. Adjacent to the drive is the **Foregarden** which is mainly laid to lawn with shrubs; Paviour drive lead to the the side access which in turns provides access:

South/West facing Rear Garden The Rear Garden has a good size patio area with paths leading to the artificial grass and lawn areas with flowers, shrubs & trees. There is a **Shed/Summer House (Summer House 7'6" x 5'10" & Shed is 7'6" x 3'9"** and finally fencing to boundaries. **Overall the Bungalow deserves your early interest.**

TENURE we understand this is **FREEHOLD**, but all details need to be verified by Solicitors

SERVICES *Mains Electricity, Gas, Water and Drainage*

VACANT POSSESSION UPON COMPLETION OF THE PURCHASE

TELEPHONE LINE *Subject to Telecoms transfer regulations.*

VIEWING *Strictly via KIMBERLEY'S
Tel: 01531 635151*

AGENTS NOTE 2 *Carpets / floor coverings are included . Other items or fittings e.g. curtains, curtain tracks, blinds or appliances other than items fitted and specified within these particulars are excluded unless negotiated for.*

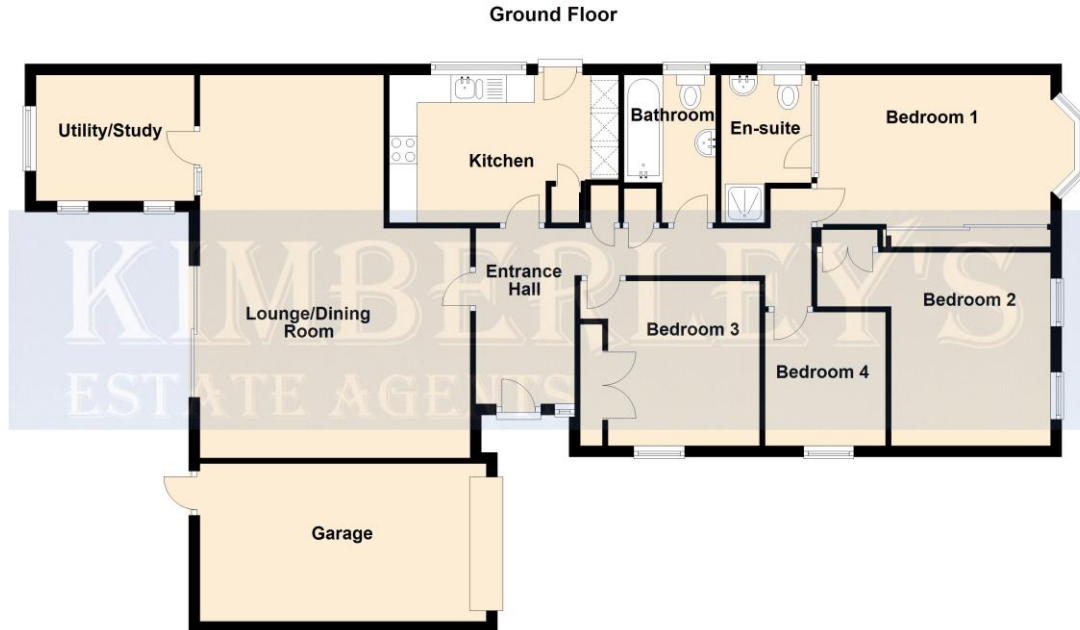
N.B. *All room sizes stated are approx. and are measured wall to wall. If you require measurements for carpets or for any other purpose, we recommend that you measure the RELEVANT areas independently.*

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.*

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LAYOUT & GARDEN PLAN FOR ILLUSTRATIVE PURPOSES ONLY



Total area: approx. 123.2 sq. metres (1325.7 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.

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