



30 Woodfield Road
Ledbury HR8 2XJ

£425,000



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains services are connected.

Outgoings
Council Tax: Band D

Viewing
By appointment through the Agents:
Hereford Office
8 King Street
Hereford, HR4 9BW
T: 01432 343477
E: hereford@shandw.co.uk

Ledbury Office
14 The Homend
Ledbury, HR8 1BT
T: 01531 631177
E: ledbury@shandw.co.uk

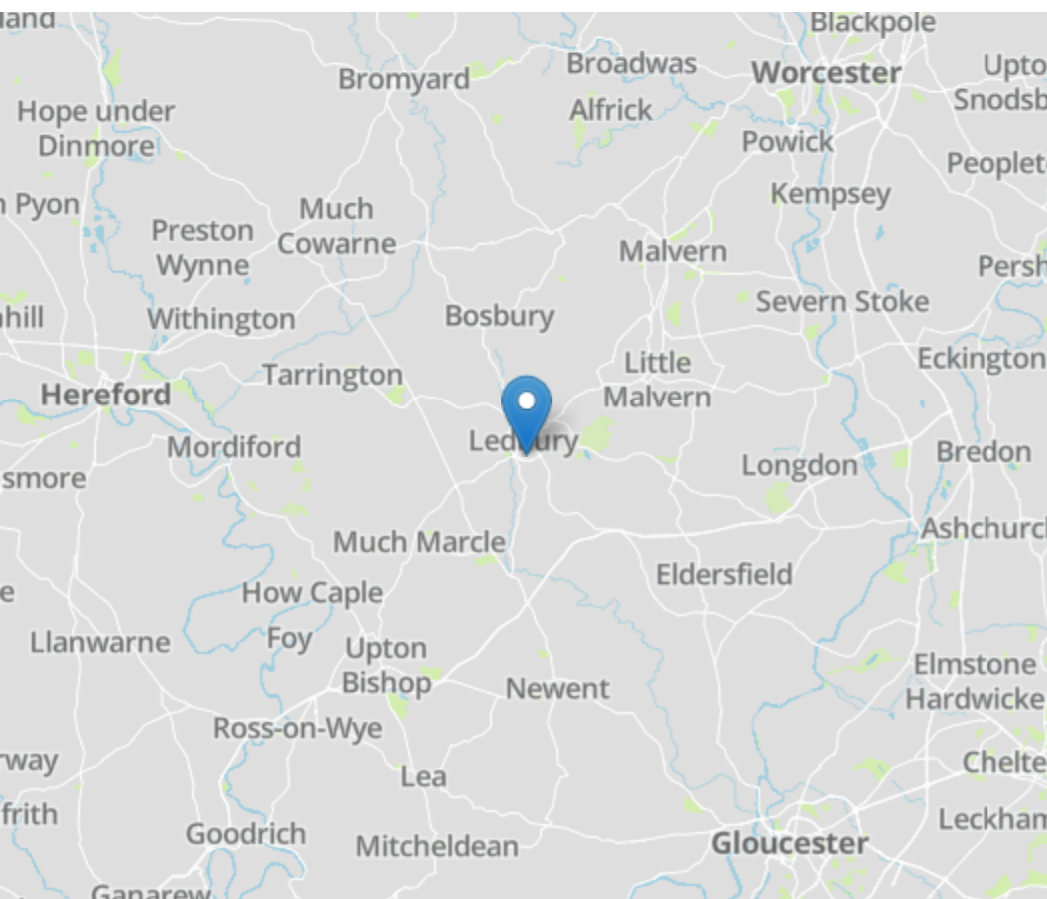
www.stookehillandwalshe.co.uk

Offers
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From our office proceed on the High Street continue onto The Southend, at the round about take the second exit onto Leaddon Way, at the roundabout take the second exit, then at the next roundabout take the third exit into Martins Way, at the T junction turn right, take the next right into Woodfield Road, turn right at the T junction and the bungalow can be found in the left hand corner of the cul-de-sac as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		62	82

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

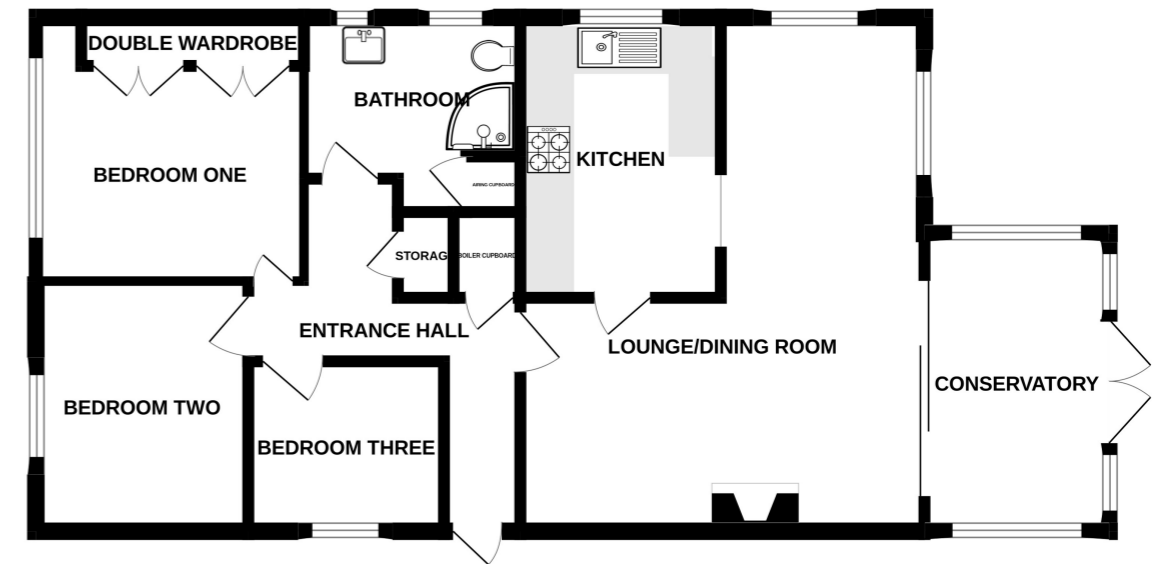
- Set in a corner plot within a quiet cul-de-sac location..
- Well Presented Detached Bungalow.
- Three Bedrooms.
- Conservatory.
- Good Size Garden.
- Garage and Car Port.
- Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.
Made with Metropix ©2024

30 Woodfield Road

Situation and Description

30 Woodfield Road is situated within the established Deer Park estate within walking distance of the town centre. The bungalow is set in a good size corner plot within a quiet cul-de-sac location and offers well presented accommodation throughout to include, lounge/dining room with woodburner, conservatory, kitchen, three bedrooms, bathroom, good size garden, garage, car port and ample off road parking.

In more details the accommodation comprises:

Inside

Entrance Hall

with radiator, power points, hatch to roof space, door to Airing Cupboard housing the wall mounted Worcester central heating boiler, door to Storage Cupboard. Doors to:

'L Shaped' Lounge/Dining Room

16' 5" max x 21' 11" max (5.00m max x 6.68m max) with window to side and rear, feature woodburning stove with tiled hearth, radiator, power points ceramic tiled flooring, door and opening to:

Kitchen

8' 10" x 11' 5" (2.69m x 3.48m) with window to side, range of worktops with cupboards and drawers under, inset sink with drainer, built-in four ring gas hob with oven under and extractor hood over, integrated fridge/freezer, washing machine and dishwasher, power points, splashbacks, ceiling spot lights.

Bathroom

with window to side, corner shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, extractor fan, ceiling spot lights. Door to Airing Cupboard.

Bedroom One

12' 0" x 11' 3" (3.66m x 3.43m) with window to front, radiator, power points, double doors to fitted wardrobe.

Bedroom Two

8' 11" x 10' 5" (2.72m x 3.17m) with window to front, radiator, power points.

Bedroom Three

7' 11" x 7' 5" (2.41m x 2.26m) with window to side, radiator, power points.

Outside

Approach

The property is approached from Woodfield Road via a tarmacadam driveway with parking for numerous cars leading to a large Car Port and Garage. To front of the property is a terraced gravelled garden with steps leading to the front door.

Garage

Store Area: 8' 4" x 8' 3" (2.54m x 2.51m) up and over door, power connected. Door to:

Workshop/Office Area: 8' 4" x 7' 11" (2.54m x 2.41m) window and door to side, power points, work bench.

Garden

The garden can be accessed from the side of the property via a five bar wooden gate and further tarmacadam driveway, leading to a paved patio, adjacent lawn with inset shrub and floral borders two Garden Sheds and Greenhouse. Further patio with wooden pergola over. The garden is enclosed on all sides and offers considerable privacy.



At a glance...

- L Shaped Lounge/Dining Room
16'5 max x 21'11 max (5m x 6.68m)
- Kitchen
8'10 x 11'5 (2.69m x 3.48m)
- Bedroom One
12' x 11'3 (3.66m x 3.43m)
- Bedroom Two
8'11 x 10'5 (2.72m x 3.17m)
- Bedroom Three
7'11 x 7'5 (2.41m x 2.26m)

And there's more...

- Set in a corner plot.
- Well Presented.
- Detached Bungalow.
- Three Bedrooms.
- Good Size Garden.
- Garage and Car Port
-

Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.