



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.

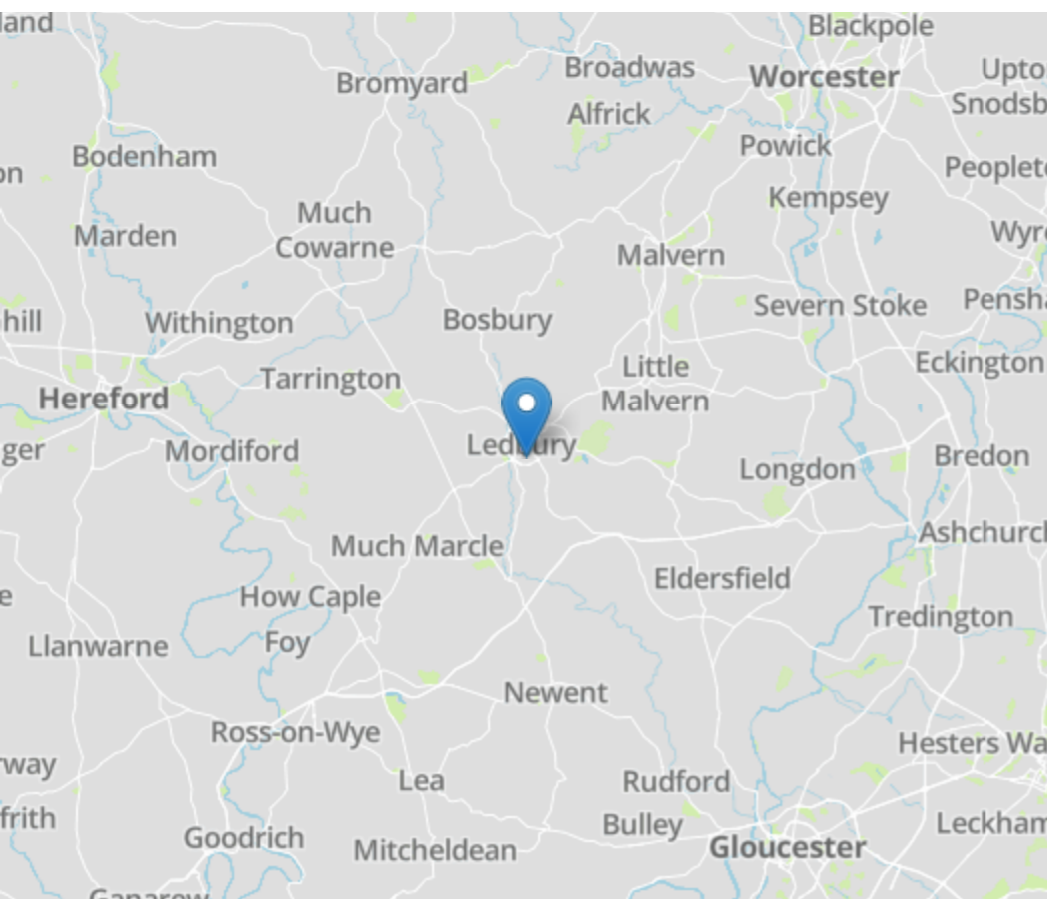
Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

29 Bramley Close
Ledbury HR8 2XP
£375,000



DIRECTIONS

From our office continue along the High Street, at the traffic lights continue onto The Southend, take the second right into Biddulph Way, take the sixth right into Bramley Close, turn immediately right where the property can be found in the left hand corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

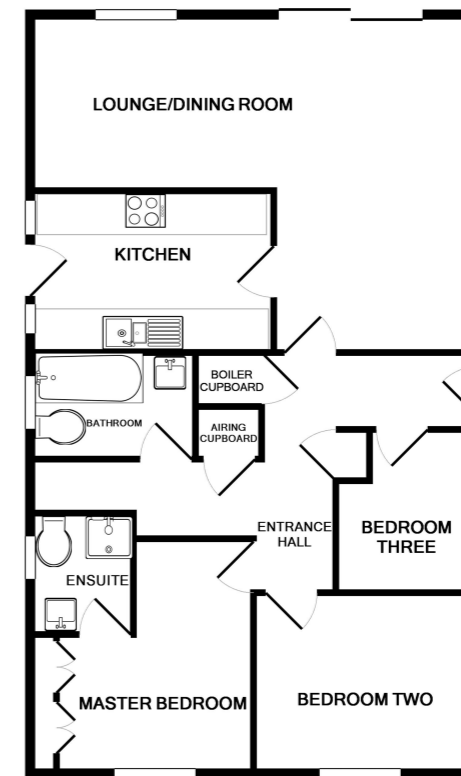
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 quiet cul-de-sac.
- A well presented detached bungalow.
- Three Bedrooms.
- Two Bathrooms.
- Private South Facing Rear Garden.
- Garage and Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)
Made with Metropix ©2012

29 Bramley Close

Situation and Description

29 Bramley Close is situated in a quiet cul-de-sac location on the established Deer Park estate. The bungalow offers well presented accommodation throughout to include L shaped Lounge/Dining Room, Kitchen, Three Bedrooms, Two Bathrooms, Private South Facing Garden, Garage and Ample Off Road Parking.

In more detail the accommodation comprises:

Inside

Entrance Hall

with radiator, power points, doors to Storage Cupboard, Airing Cupboard and Boiler Cupboard housing the central heating boiler. Doors to:

'L' Shaped Lounge/Dining Room

21' 10" max x 16' 5" max (6.65m max x 5.00m max) with sliding patio door and window to rear overlooking the

and window to side, feature Adam style fireplace with Living Flame gas fire, radiators, power points, T.V point, telephone point. Door to:

Kitchen

11' 7" x 8' (3.53m x 2.44m) with window and door to side, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in four ring gas hob with stainless steel extractor hood over, eye level double oven, eye level wall cupboards, integrated fridge/freezer and dishwasher, space for washing machine, tiled splashbacks, power points.

Master Bedroom

11' 11" x 9' 7" (3.63m x 2.92m) with window to front, radiator, power points, telephone point, range of fitted wardrobes. Door to:

En-Suite

with window to side, shower cubicle with shower. low flush w.c.. pedestal

wash basin, tiled splashbacks, radiator, extractor fan.

Bedroom Two

10' 11" x 8' 10" (3.33m x 2.70m) with window to front, radiator, power points.

Bedroom Three

7' 10" x 7' (2.39m x 2.13m) with window to side, radiator, power points.

Bathroom

with window to side, large shower cubicle with glass screen, vanity unit with wash basin and cupboards under, low flush w.c., fully tiled walls, radiator, extractor fan.

Outside

Approach

The property is approached from Bramley Close onto a concrete driveway with parking for several cars. To the front of the bungalow is a gravelled foregarden with inset mature shrubs.

Garage

16' 11" x 9' (5.16m x 2.74m) with up and over door, power and light connected and pedestrian door to garden.

Garden

The rear garden can be accessed via a wooden side gate and comprises a patio with adjacent gravelled area with a wealth of mature shrub and floral beds and garden shed. The garden is south facing and enclosed on all sides.



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.

At a glance...

- L Shaped Lounge/Dining Room
21.10 max x 16'5 max (6.65m max x 5m max)
- Kitchen
11'7 x 8' (3.35m x 2.44m)
- Master Bedroom
11'11 x 9'7 (3.63m x 2.92m)
- Bedroom Two
10'11 x 8'10 (3.33m x 2.92m)
- Bedroom Three
7'10 x 7' (2.39m x 2.13m)
- Garage
16'11 x 9' (5.16m x 2.74m)

And there's more...

- Well Presented Detached Bungalow.
- Three Bedrooms.
- Two Bathrooms.
- Private South Facing Garden.
- Garage and Ample Off Road Parking.
- No Onward Chain.