



DIRECTIONS

From our office proceed on The Homend towards the railway station, follow this road onto the Hereford Road, at the roundabout take the second exit onto Leodon Way (A417), at the next roundabout take the first exit into New Mills Way, take the first right into Browning Road, the first right into Bronte Drive, where the property can be found on the right hand side.



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected.

Outgoings

Council Tax: Band C

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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12.30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.

20 Bronte Drive

Bronte Drive Ledbury HR8 2FZ

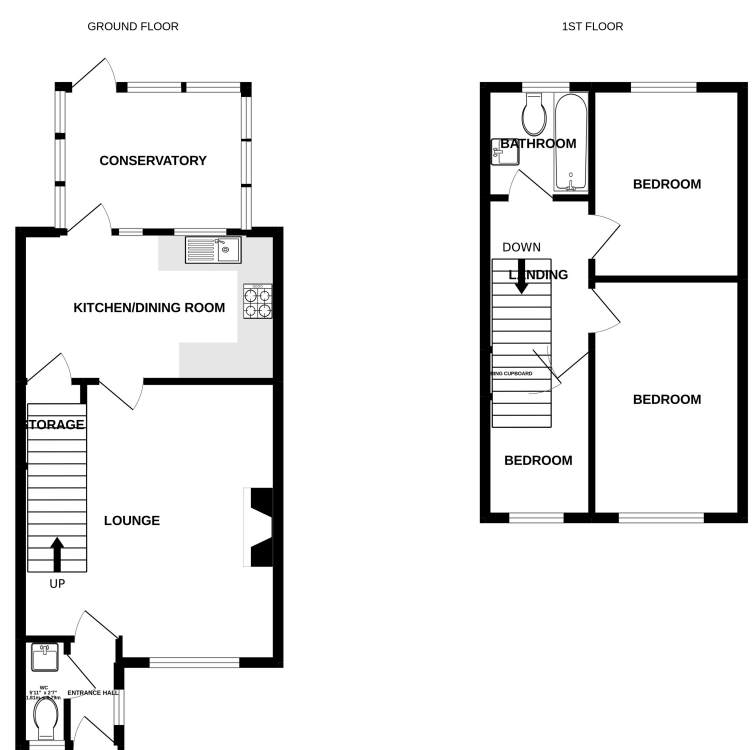
£259,950



- Set in a popular residential location within walking distance of Ledbury town centre.
- A well presented end of terrace house.
- Enclosed private garden.
- No onward chain.

Hereford 01432 343477

Ledbury 01531 631177



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20 Bronte Drive

Situation & Description

20 Bronte Drive is situated in a popular residential location within walking distance of Ledbury town centre. The property offers well presented accommodation to include cloakroom, lounge, kitchen/dining room, conservatory, three bedrooms, bathroom, enclosed garden, garage and off road parking.

In more details the accommodation comprises:

Ground Floor

Entrance Hall

With window to side, radiator, power points. Doors To:

Cloakroom

With window to front, low flush w.c., vanity wash basin with cupboard under, tiled splashbacks, radiator.

Lounge

14' 03" x 15' 08" (4.34m x 4.78m) With

a window to front, radiator, power points, television point, telephone point, door to under stairs cupboard, Door To:

Kitchen

8' 03" x 14' 03" (2.51m x 4.34m) With window to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink, built-in (Whirlpool) gas hob with oven under and extractor hood over, wall mounted central heating boiler, space for washing machine, fridge/freezer, tiled splashbacks, power points, radiator, door to under stairs storage cupboard, Door to:

Conservatory

8' 0" x 9' 11" (2.44m x 3.02m) With door to rear leading to garden, underfloor heating, power points.

First Floor

Landing

With window to side, power points, Doors To:

Bedroom One

8' 04" x 13' 04" (2.54m x 4.06m) With window to front, radiator, telephone point, power points.

Bedroom Two

8' 04" x 10' 0" (2.54m x 3.05m) With window to rear, radiator, power points, hatch to roof space.

Bedroom Three

5' 09" x 7' 01" (1.75m x 2.16m) With window to front, radiator, power points, door to Airing Cupboard housing hot water tank and shelving.

Bathroom

With window to rear, panelled bath with shower over, low flush w.c, vanity unit with inset wash basin and cupboards under, tiled splashbacks, wall mounted ladder style radiator, extractor fan.

Outside

Garden

The property is approached from Bronte Drive via a path with adjacent

lawn. To the side of the property is a Single Garage with up and over door located at the end of the block with parking to front.

The rear garden can be accessed via a wooden side gate and comprises a patio with adjacent lawn. The garden is enclosed on all sides by fencing and offers considerable privacy.



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...

- ✔ Lounge
4.78m x 4.34m (15'8 x 14'3)
- ✔ Kitchen/Dining Room
4.34m x 2.51m (14'3 x 8'3)
- ✔ Conservatory
2.44m x 3.02m (8' x 9'11)
- ✔ Bedroom One
4.06m x 2.52m (13'4 x 8'4)
- ✔ Bedroom Two
3.05m x 2.54m (10' x 8'4)

And there's more...

- ✔ Well Presented End-Terrace House.
- ✔ Double Glazing.
- ✔ Gas Central Heating.
- ✔ Conservatory.
- ✔ Three Bedrooms.
- ✔ Enclosed Garden.
- ✔ Garage and Off Road Parking.
- ✔ No Onward Chain.