



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

Mains Electricity, Water and Gas 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

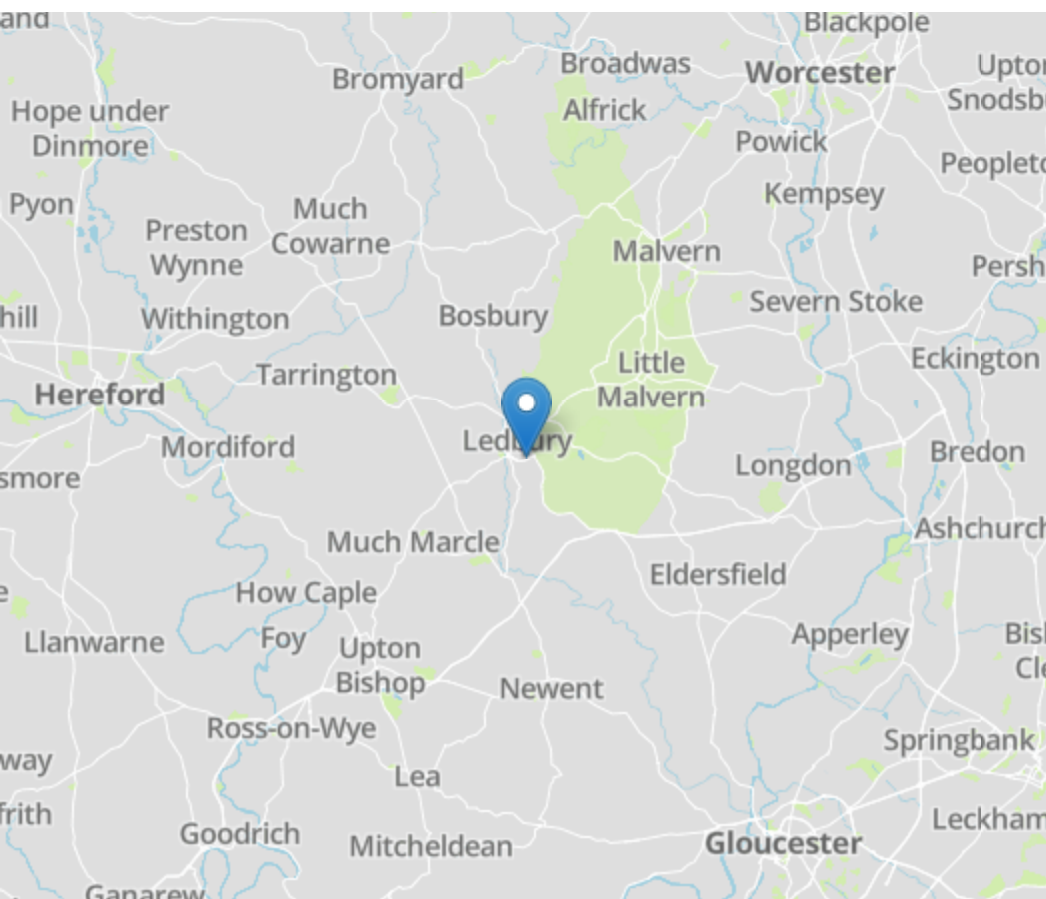
SATURDAY 9.00 am - 12:30 pm

36 Biddulph Way  
Ledbury HR8 2HN  
**£275,000**



**DIRECTIONS**

From our office turn right and proceed out of Ledbury towards Gloucester. Upon leaving the town take the last turn right just before the roundabout, and continue down this road where the property can be found on the right hand side as indicated by our For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.



- Set in an established residential location with easy access to Ledbury town centre.
- A semi-detached bungalow.
- Two Bedrooms.
- Good Size Garden.
- Garage, Car Port and Ample Off Road Parking.
- No Onward Chain.

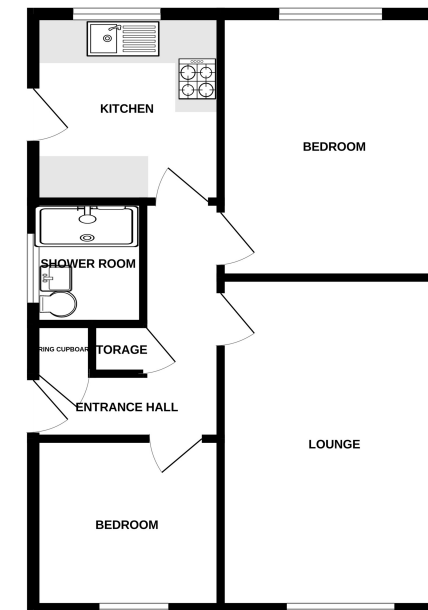
Hereford 01432 343477

Ledbury 01531 631177





GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 561 sq.ft. (52.1 sq.m.) approx.  
Made with Metropix 02023

## 36 Biddulph Way

### Situation and Description

36 Biddulph Way is situated on the south side of Ledbury within walking distance of the town centre, yet also having a bus stop close by. The property comprises a semi-detached bungalow offering Lounge, Kitchen, Two Bedrooms, Shower Room, Good Size Garden, Garage, Car Port and Ample Off Road Parking.

In more details the accommodation comprises:

### Inside

#### Entrance Hall

with hatch to roof space, door to Airing Cupboard housing the hot water tank, door to Storage Cupboard. Doors to:

#### Lounge

10' 10" x 15' 8" (3.30m x 4.78m) with window to front, radiator, power points, T.V point.

#### Kitchen

8' 10" x 8' 10" (2.69m x 2.69m) with window to rear and door to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built four ring gas hob with extractor hood over and oven under, integrated fridge, space for washing machine, eye level wall cupboards, wall mounted central heating boiler, tiled splashbacks, power points.

#### Bedroom One

10' 10" x 12' 7" (3.30m x 3.84m) with window to rear, radiator, power points.

#### Bedroom Two

8' 11" x 8' 0" (2.72m x 2.44m) with window to front, radiator, power points.

#### Shower Room

with window to side, shower, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, radiator.

### Outside

#### Approach

The property is approached from Biddulph Way via a tarmacadam driveway with gravelled garden to front and double wrought iron gates leading to a useful Car Port and Garage.

#### Garage

9' 3" x 23' 11" (2.82m x 7.29m) with up and over door, power and light connected, window to rear,

pedestrian door to side.

### Garden

The rear garden is a good size and comprises a covered patio area with path leading to a good size gravelled seating area having adjacent shrub and floral beds.

The garden is fenced 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...

- Lounge  
10'10 x 15'8 (3.30m x 4.78m)
- Kitchen  
8'10 x 8'10 (2.69m x 2.69m)
- Bedroom One  
10'10 x 12'7 (3.30m x 3.84m)
- Bedroom Two  
8'11 x 8' (2.72m x 2.44m)
- Garage  
9'3 x 23'11 (2.82m x 7.29m)

### And there's more...

- Semi-Detached Bungalow.
- Two Bedrooms.
- Gas Central Heating.
- Double Glazing.
- Garage.
- Car Port Good Size Garden.
- No Onward Chain.