



**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

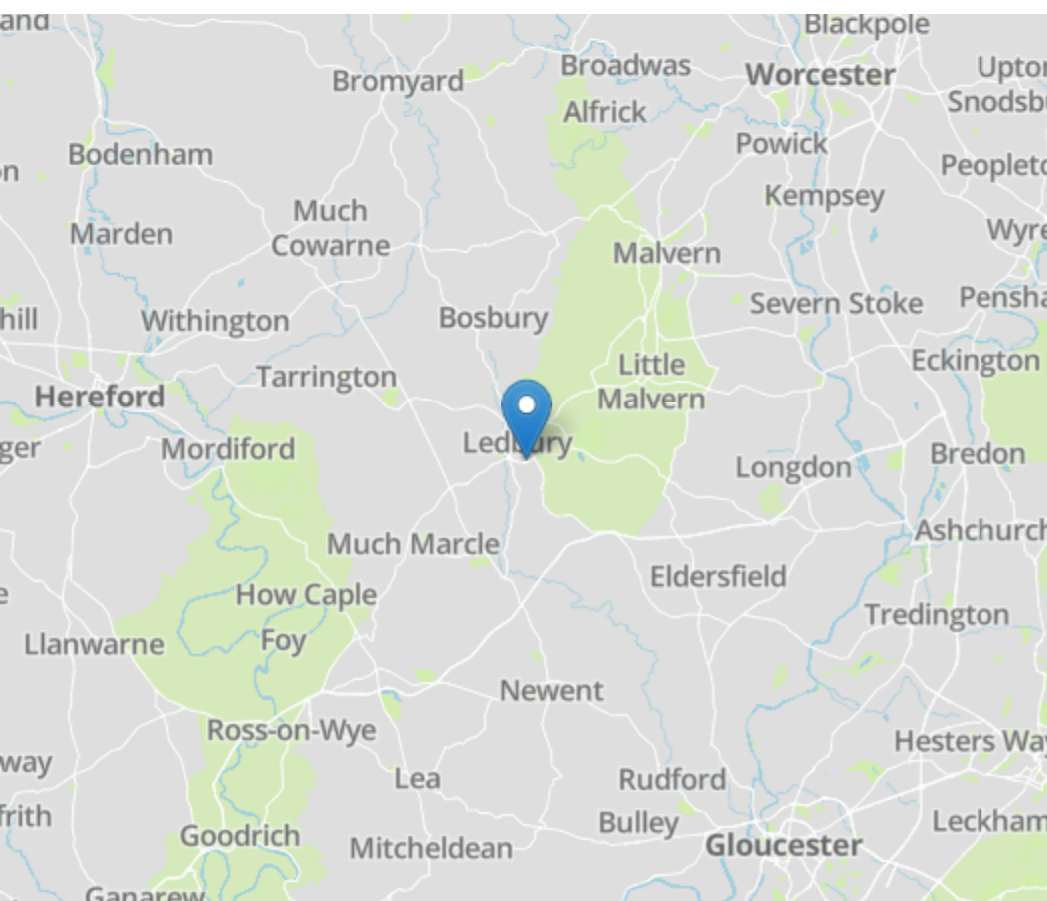
69 Biddulph Way  
Ledbury HR8 2HP

**£285,000**



**DIRECTIONS**

From our office continue on The High Street, at the traffic lights continue onto The Southend, turn right into Biddulph Way where the property can be found toward to end of the road on the left hand side as indicated by the For Sale sign.

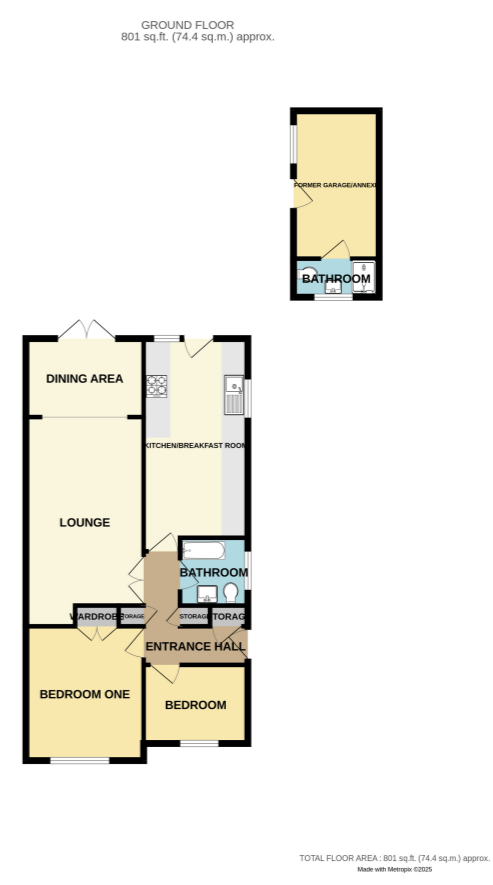


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		88
	73	
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 an established residential location with easy access to Ledbury town centre.
- Semi-Detached Bungalow.
- Larger than average accommodation.
- Two Bedrooms.
- Former Garage/Annexe with shower room.
- Enclosed Garden.
- Ample Off Road Parking.



## 69 Biddulph Way

### Situation and Description

Biddulph Way is situated on the south side of Ledbury within the popular Deer Park estate, which is within walking distance of Ledbury town centre. The bungalow offers larger than average accommodation to include two bedrooms, lounge/dining room, kitchen/breakfast room, bathroom, along with the former garage converted into a separate annexe with own shower rooms.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

with radiator, power points, telephone point, doors to Storage Cupboard and Airing Cupboard, hatch to roof space. Doors to:

#### Bedroom One

10' 7" x 11' 10" (3.23m x 3.61m) with window to front, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Two

9' 3" x 7' 1" (2.82m x 2.16m) with window to front, radiator, power points.

#### Bathroom

with window to side, panelled bath with shower over, low flush w.c., vanity until with inset wash basin and cupboard under, tiled splashbacks, radiator, extractor fan.

#### Lounge Area

10' 7" x 18' 0" (3.23m x 5.49m) with radiator, power points, wall light points, opening to:

#### Dining Area

10' 7" x 6' 7" (3.23m x 2.01m) with door to rear opening onto the

garden, radiator, power points.

#### Kitchen/Breakfast Room

9' 0" x 17' 0" (2.74m x 5.18m) with window and door to rear and window to side, range of worktops with cupboards and drawers under, inset sink with drainer, built-in ceramic hob with extractor hood over, eye level electric double oven, integrated fridge/freezer, space for washing machine and tumble drier, breakfast bar, power points, radiator.

#### Annexe/Former Garage

#### Living Space

7' 3" x 12' 9" (2.21m x 3.89m) with window to side, power points. Door to:

#### Shower Room

with window to front, shower cubicle, low flush w.c., pedestal wash basin.

### Outside

#### Approach

The property is approached from Biddulph Way via a paved driveway with adjacent lawned foregarden, double wooden gates lead to a seating area and the front door.

#### Garden

The rear garden can be accessed via a wooden side gate and comprises a patio with step up to a lawn, bound by mature well stocked shrub and floral borders. Garden Shed.

### 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...

- Bedroom One  
10'7 x 11'10 (3.23m x 3.61m)
- Bedroom Two  
9'3 x 7'1 (2.82m x 2.16m)
- Lounge Area  
10'7 x 18' (3.23m x 5.49m)
- Dining Area  
10'7 x 6'7 (3.23m x 2.01m)
- Kitchen/Breakfast Room  
9' x 17' (2.74m x 5.18m)
- Annexe Lounge  
7'3 x 12'9 (2.21m x 3.89m)

### And there's more...

- Semi-Detached Bungalow.
- Larger Than Average Accommodation.
- Two Bedrooms.
- Annexe/Former Garage with Shower Room.
- Enclosed Garden.
- Off Road Parking.