



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band E

**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

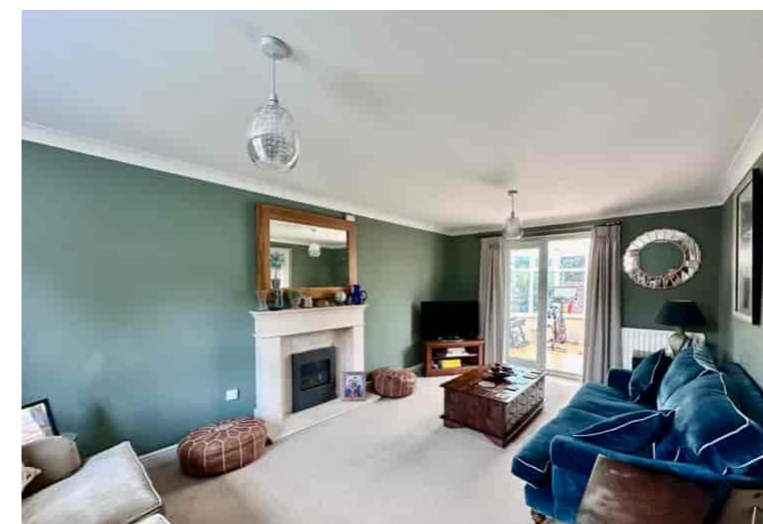
26 Bronte Drive  
Ledbury HR8 2FZ

**£395,000**



**DIRECTIONS**

From our office continue on The Homend towards the railway station, continue onto the Hereford Road, at the roundabout take the second exit onto Leodon Way, at the next roundabout take the first exit into New Mills Way, then first right into Bronwing Road, then first right again into Bronte Drive where the property can be found on the right hand side.



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.

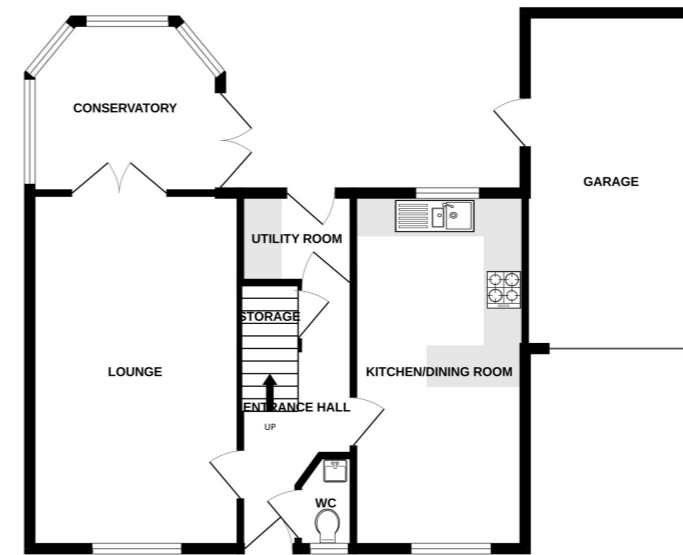
- Set in popular residential location.
- A Modern Detached House.
- Conservatory.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed South Facing Garden.
- Garage and Off Road Parking.

**Hereford 01432 343477**

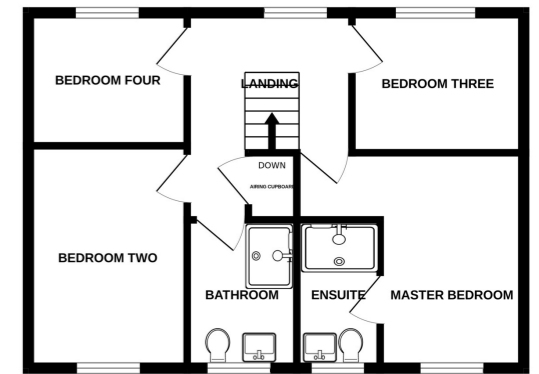
**Ledbury 01531 631177**



GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.7 sq.m.) approx.  
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## 26 Bronte Drive

### Situation and Description

26 Bronte Drive is situated within the popular New Mills developments within easy walking distance of Ledbury town centre. The property offers well presented accommodation throughout to include kitchen/dining room, lounge, conservatory, four bedrooms, two bathrooms, easily maintained south facing garden, garage and off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, understairs storage cupboard, doors to:

#### Cloakroom

with window to front, low flush w.c., wash basin, tiled splashbacks, radiator.

#### Utility Room

with door to rear opening onto the garden, space for washing machine and tumble dryer, wall mounted Worcester central heating boiler, tiled splashbacks, power

#### Lounge

10' 11" x 18' 7" (3.33m x 5.66m) with window to front, Adam style fireplace with inset Living Flame fire, radiator, power points, T.V point, double doors to:

#### Conservatory

10' 2" x 10' 1" (3.10m x 3.07m) with double doors to side opening onto the garden, power points, ceiling fan.

#### Kitchen/Dining Room

9' 0" x 18' 7" (2.74m x 5.66m) with window to front and rear, range of laminate worktops with cupboards and drawers under inset 1 1/2 bowl stainless steel sink with drainer, built-in oven with gas hob and stainless steel extractor hood over, eye level wall cupboards, integrated fridge/freezer and dishwasher, tiled splashbacks, radiator, power points, ceiling spot lights.

### First Floor

#### Landing

with window to rear overlooking the garden, power points, door to Airing Cupboard, hatch to roof space, doors to:

#### Master Bedroom

9' 0" x 11' 3" (2.74m x 3.43m) with window to front, radiator, power points, door to:

#### En-Suite

with window to front, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, ceiling spot lights.

#### Bedroom Two

8' 1" x 11' 7" (2.46m x 3.53m) with window to front, radiator, power points.

#### Bedroom Three

9' 8" x 7' 0" (2.95m x 2.13m) with window to rear overlooking the garden, radiator, power points.

#### Bedroom Four

8' 1" x 6' 9" (2.46m x 2.06m) with window to rear, radiator, power points.

#### Bathroom

with window to front, large shower cubicle, low flush w.c, pedestal wash basin, fully tiled walls, radiator, ceiling spot lights, extractor fan.

## Outside

### Approach

The property is approached from Bronte Drive via steps having adjacent gravelled foregarden with inset shrubs. To the side of the property is a tarmac driveway.

### Garage

8' 11" x 17' 6" (2.72m x 5.33m) with up and over door, power and light connected, pedestrian door to side.

### Garden

The rear garden comprises a patio and stone terraced areas with well stocked shrub and floral borders and decked seating area. The garden is enclosed on all sides.



### At a glance...

- Lounge  
10'11 x 18'7 (3.33m x 5.66m)
- Conservatory  
10'2 x 10'1 (3.10m x 3.07m)
- Kitchen/Dining Room  
9' x 18'7 (2.74m x 5.66m)
- Master Bedroom  
9' x 11'3 (2.74m x 3.43m)
- Bedroom Two  
8'1 x 11'7 (2.46m x 3.53m)
- Bedroom Three  
9'8 x 7' (2.95m x 2.13m)
- Bedroom Four  
8'1 x 6'9 (2.46m x 2.06m)
- Garage  
8'11 x 17'6 (2.72m x 5.33m)

### And there's more...

- Detached House.
- Conservatory.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed South Facing Garden.
- Garage and Off Road Parking.

### 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.