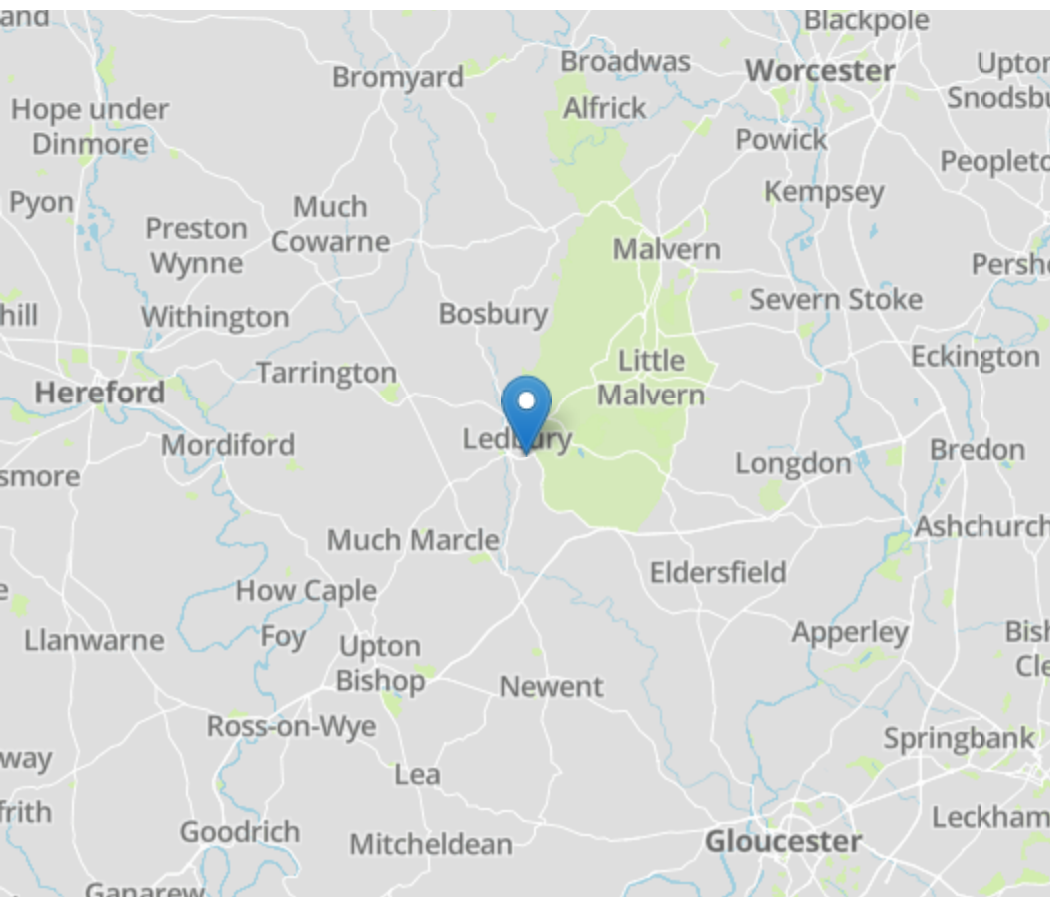




## DIRECTIONS

From our office continue on the High Street, at the traffic lights continue onto The Southend, take the second right into Biddulph Way, following this road and the property can be found on left hand side as indicated by the For Sale board.



## 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](http://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) <b>A</b>		
(81-91) <b>B</b>		
(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		
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.

59 Biddulph Way  
Biddulph Way Ledbury HR8 2HP

£429,950

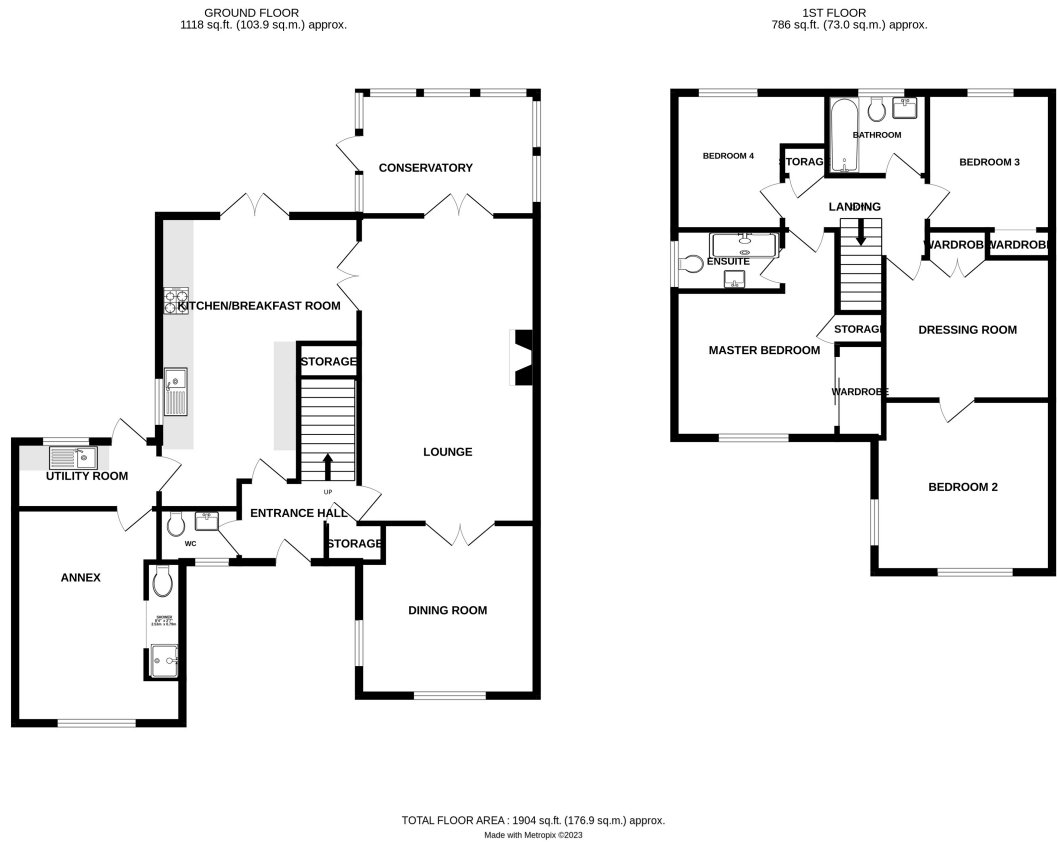


- Set in an established residential location with easy access to Ledbury town centre.
- A very spacious detached house.
- Two Reception Rooms.
- Four Double Bedrooms.
- Useful Annexe with own shower.
- Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177





## 59 Biddulph Way

### Situation and Description

59 Biddulph Way is situated in an established residential location within easy access to Ledbury town centre. The property offers spacious accommodation throughout to include, lounge, dining room, conservatory, kitchen/breakfast room, four bedrooms, two bathrooms, dressing room and useful annexe with own shower. The property has a well stocked enclosed garden and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, door to Cloaks Cupboard. Doors to:

#### Cloakroom

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

#### Lounge

21' 11" x 11' 8" (6.68m x 3.56m) with feature Adam style fireplace with inset electric Living Flame fire, radiator, power points, T.V point, glazed double doors to Kitchen/Breakfast Room, glazed double doors to:

#### Dining Room

12' 7" x 12' 4" (3.84m x 3.76m) with window to front and side, radiator, power points.

### Conservatory

12' 8" x 8' 11" (3.86m x 2.72m) with door to side opening onto the garden, tiled floor, power points.

### Kitchen/Breakfast Room

19' 10" max x 14' 3" max (6.05m max x 4.34m max) with double doors to rear opening onto the garden, window to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with stainless steel extractor hood over, eye level electric double oven, space for fridge/freezer, eye level wall cupboards, tiled splashbacks, radiator, power points, door to Understairs Storage Cupboard, glazed double doors to Lounge. Door to:

### Utility Room

with window and door to rear, range of laminate worktops with cupboards under, inset stainless steel sink with drainer, space for washing machine and tumble dryer, tiled splashbacks, radiator, power points. Door to:

### Annexe (formerly garage)

18' 7" x 11' 11" (5.66m x 3.63m) with window to front, radiator, power points, T.V point, opening to:

### Shower Room

with shower cubicle, low flush w.c., wash basin, tiled splashbacks, extractor fan.

### First Floor

### Landing

with hatch to roof space, power points, door to Airing Cupboard. Doors to:

### Master Bedroom

12' 0" x 10' 6" (3.66m x 3.20m) with window to front, radiator, power points, sliding doors to built-in wardrobes. Door to:

### En-Suite

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

### Dressing Room

12' 0" x 10' 2" (3.66m x 3.10m) with window to side, radiator, power points, double doors to built-in wardrobe. Door to:

### Bedroom Two

12' 9" x 12' 3" (3.89m x 3.73m) with window to front and side, radiator, power points.

### Bedroom Three

9' 10" x 8' 3" (3.00m x 2.51m) with window to rear, radiator, power points, storage area.

### Bedroom Four

9' 8" x 7' 11" (2.95m x 2.41m) with window to rear, radiator, power points.

### Bathroom

with window to rear, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

### Outside

#### Approach

The property is approached from Biddulph Way via a block paved driveway with parking for several cars and adjacent foregarden with well stocked shrub and floral beds.

#### Garden

The rear garden can be accessed via a wooden side gate and comprises a patio area with gravelled and slate paths meandering around the well stocked shrub and floral beds. There is a useful Garden Shed. 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  
21'11 x 11'8 (6.68m x 3.56m)
- ☒ Dining Room  
12'7 x 12'4 (3.84m x 3.76m)
- ☒ Kitchen/Breakfast Room  
19'10 max x 14'3 max (6.05m max x 4.34m max)
- ☒ Annexe  
18'7 x 11'11 (5.66m x 3.63m)
- ☒ Master Bedroom  
12' x 10'6 (3.66m x 3.20m)
- ☒ Dressing Room  
12' x 10'2 (3.66m x 3.10m)
- ☒ Bedroom Two  
12'9 x 12'3 (3.89m x 3.72m)
- ☒ Bedroom Three  
9'10 x 8'3 (3m x 2.51m)
- ☒ Bedroom Four  
9'8 x 7'11 (2.95m x 2.41m)

## And there's more...

- ☒ Spacious Detached House.
- ☒ Two Reception Rooms.
- ☒ Four Bedrooms.
- ☒ Two Bathrooms.
- ☒ Useful Annexe.
- ☒ Enclosed Garden.
- ☒ Off Road Parking.