



GENERAL INFORMATION

Tenure

Freehold.

Services

Mains electricity, water and drainage, Air Source Heat Pump.

Outgoings

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

The Bungalow, Yew Tree Cottage

Bromsberrow Heath

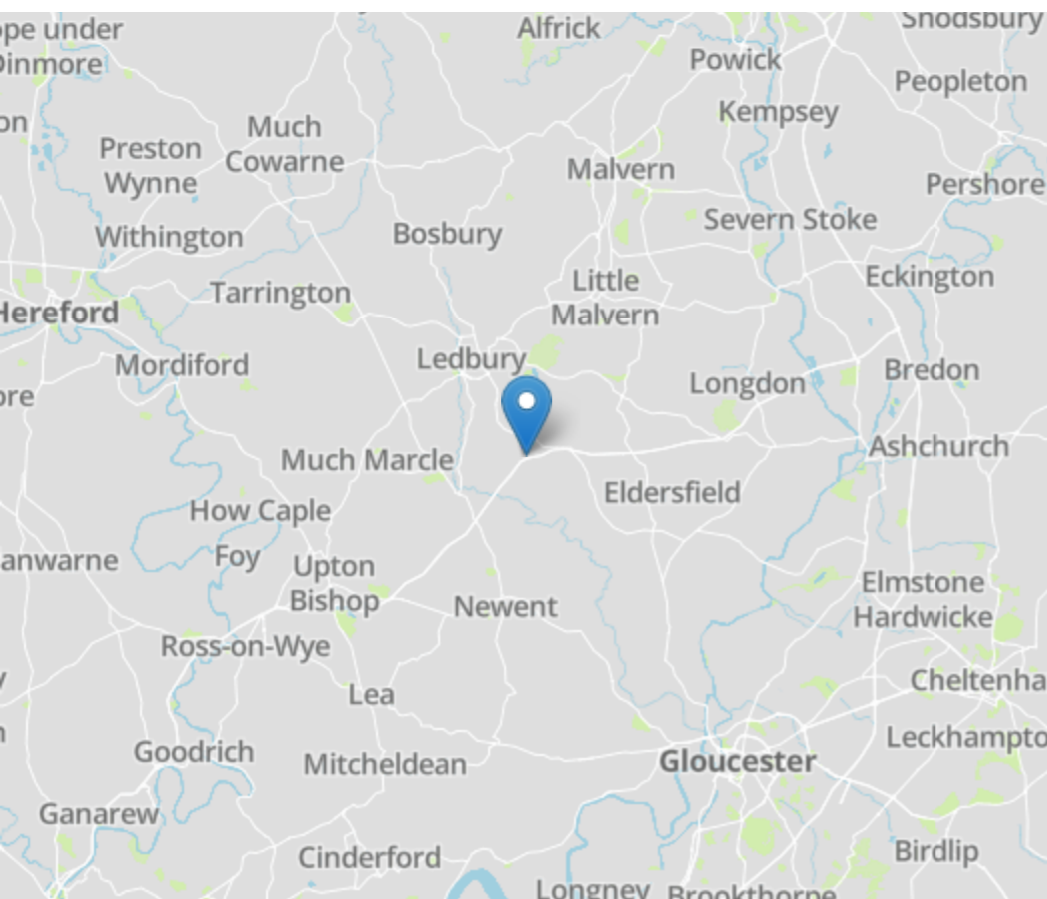
Ledbury Herefordshire HR8 1PG

£520,000



DIRECTIONS

From Ledbury proceed on the A417 Gloucester Road, after approximately 3 miles turn right onto Beech Lane after approximately half a mile turn right at the cross roads onto Chapel Pitch and the property can be found on the right hand side as indicated by the For Sale board.



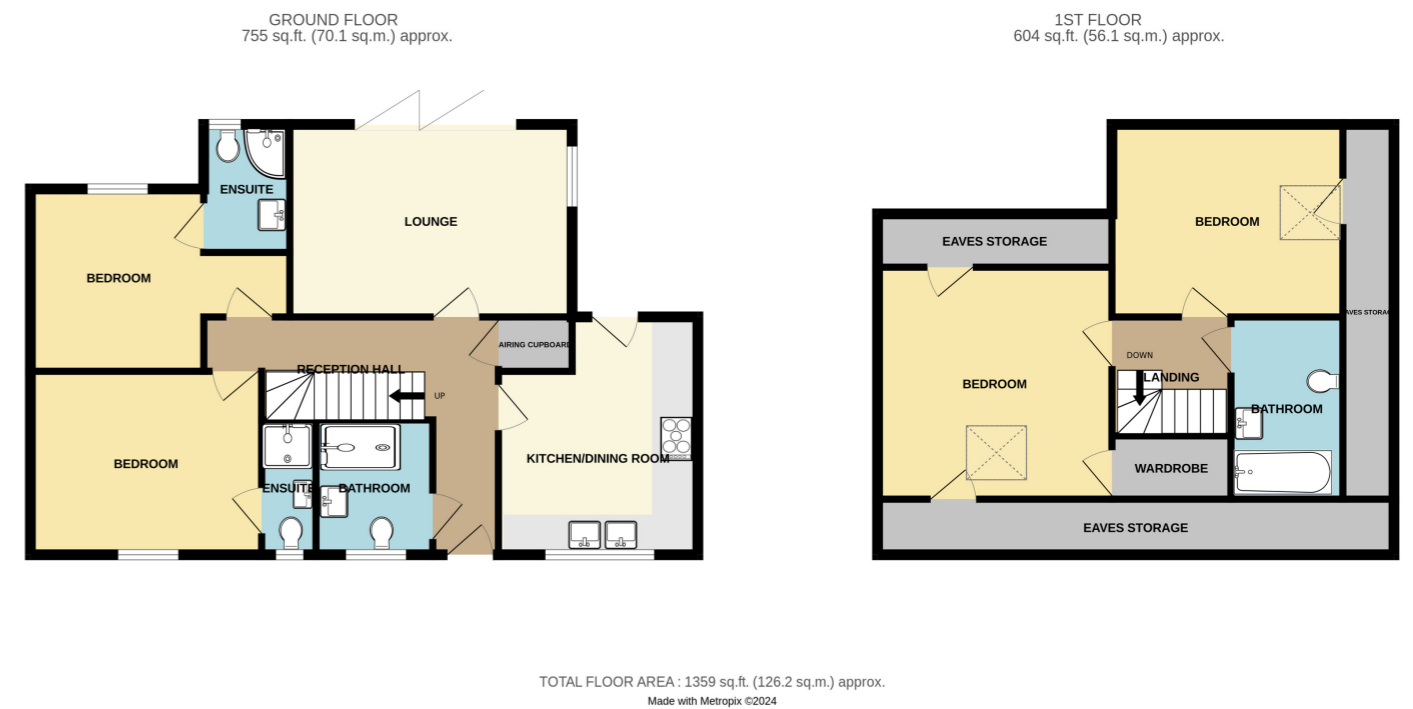
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 within a popular village location.
- A recently constructed Dormer Bungalow
- Quality Fixtures and Fittings Throughout.
- Four Bedrooms.
- Four Bathrooms.
- Easily Maintained Garden.
- Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



The Bungalow, Yew Tree Cottage

Situation and Description

The Bungalow is situated within the popular village of Bromsberrow Heath which enjoys local amenities to include a well stocked community shop and Garage, with Bromsberrow Primary School a short distance away. The village is conveniently placed for easy access to Ledbury, Malvern and Gloucester and the M50 motorway junction.

The property offers well planned spacious and flexible accommodation with quality fixtures and fittings throughout to include ground floor underfloor heating, kitchen/dining room, four bedrooms, four bathrooms, easily maintained garden and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with wooden flooring and underfloor heating, power points, ceiling spot lights, stairs to first floor with glass balustrade. Door to Airing Cupboard housing water tank. Controls for Air Source Heat Pump. Doors lead to:

Kitchen/Dining Room

13' 0" x 10' 11" (3.96m x 3.33m) with window to front and door to rear, range of Granite worktops and splashbacks with cupboards and drawers under, double Belfast sinks, built-in large induction hob with stainless steel extractor hood over, eye

level double oven, eye level wall cupboards, integrated washing machine, dishwasher and fridge/freezer, ceiling spot lights, wooden flooring with under floor heating, power points.

Lounge

15' 6" x 11' 1" (4.72m x 3.38m) with Bi-Folding doors to rear opening onto the garden, window to side power points, T.V points, wooden flooring and underfloor heating, ceiling spot lights.

Bedroom

12' 7" x 10' 1" (3.84m x 3.07m) with window to front, radiator, power points, T.V point, door to:

En-Suite

with window to front, shower cubicle, low flush w.c., wash basin, tiled surround, ladder style radiator, extractor fan.

Bedroom

9' 4" x 10' 1" (2.84m x 3.07m) with window to rear overlooking the garden, radiator, power points, door to:

En-Suite

with window to rear, corner shower cubicle, low flush w.c., wash basin, ladder style radiator, tiled splashbacks, extractor fan, ceiling spot lights.

Bathroom

6' 4" x 7' 4" (1.93m x 2.24m) with window to front, large shower cubicle with waterfall shower head, low flush w.c., vanity unit with inset wash basin and drawers under, ladder style radiator, ceiling

spot lights, extractor fan, tiled splashbacks.

First Floor

Landing

with feature glass balustrade, smoke alarms, doors to:

Bedroom

12' 10" x 12' 8" (3.91m x 3.86m) with large Velux window to the front, radiator, power points, doors to Eaves Storage, door to Walk-in Wardrobe.

Bedroom

12' 8" x 10' 10" (3.86m x 3.30m) with large Velux window to rear, radiator, power points, ceiling spot lights, door to Eaves Storage.

Bathroom

6' 3" x 10' 0" (1.91m x 3.05m) with panelled bath with shower attachment, low flush w.c., vanity unit with inset wash basin and drawers under, chrome ladder style radiator, tiled splashbacks, ceiling spot lights, tiled flooring.

Outside

Approach

The Bungalow is approached from the lane onto a block paved driveway with parking for several cars, with adjacent lawned area which could be used as an area to construct a detached Garage (stpp). A path leads to the front door.

Garden

The garden wraps around the bungalow and has

been laid for ease of maintenance and comprises a large patio with adjacent lawn. The garden is bound by fencing.



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...

- Kitchen/Dining Room
13' x 10'11 (3.96m x 3.33m)
- Lounge
15'6 x 11'1 (4.72m x 3.38m)
- Bedroom
12'7 x 10'1 (3.84m x 3.07m)
- Bedroom
9'4 x 10'1 (2.84m x 3.07m)
- Bathroom
6'4 x 7'4 (1.93m x 2.24m)
- Bedroom
12'10 x 12'8 (3.91m x 3.86m)
- Bedroom
12'8 x 10'10 (3.86m x 3.30m)
- Bathroom
6'3 x 10' (1.91m x 3.05m)

And there's more...

- Brand New Dormer Bungalow.
- Detached.
- Four Bedrooms.
- Four Bathrooms.
- Garden.
- Ample Off Road Parking.
- No Onward Chain.