



**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](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**  
MON - THUR 9.00 am - 5.30 pm  
FRI 9.00 am - 5.00 pm  
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

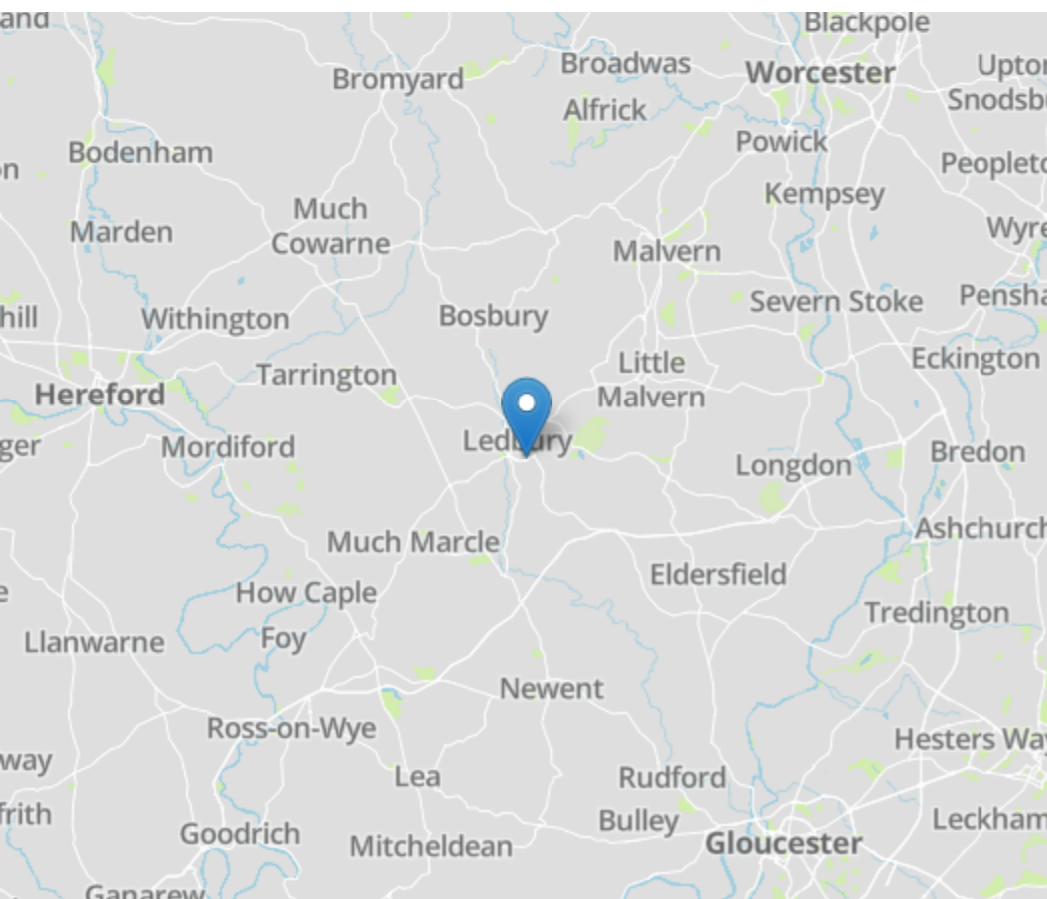
15 Biddulph Way  
Ledbury HR8 2HP  
**£389,950**

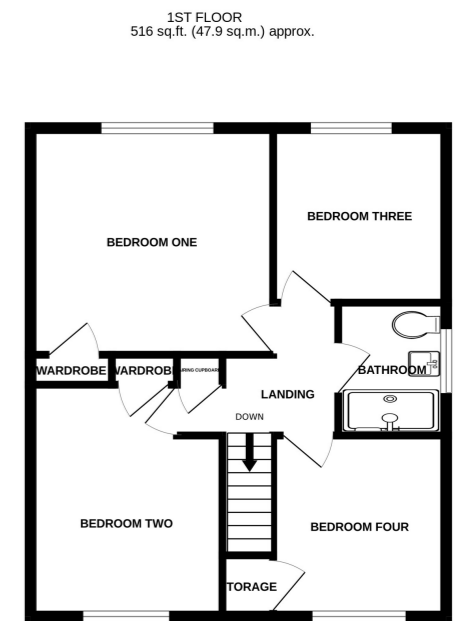
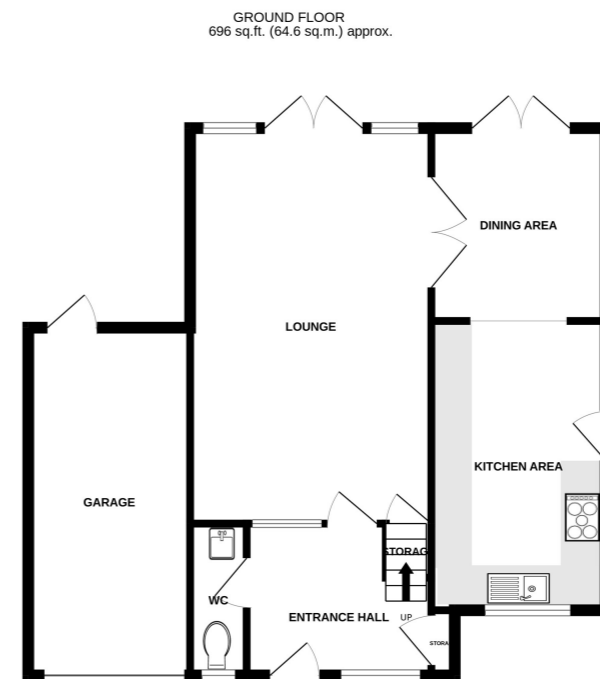


- Set in an established residential location.
- An individual modern detached house.
- Spacious Living Accommodation.
- Four Bedrooms.
- Enclosed South Facing Garden.
- Garage and Ample Off Road Parking.

**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 on the left hand side as indicated by the For Sale board.





TOTAL FLOOR AREA: 1212 sq.ft (112.6 sq.m.) approx.  
Made with Metropix ©2024

## 15 Biddulph Way

### Situation and Description

15 Biddulph Way is situated within easy walking distance of Ledbury town centre on the established Deer Park estate to the south of the town. This individual detached house offering spacious accommodation, four bedrooms, enclosed south facing garden, garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

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

#### Cloakroom

with window to front, low flush w.c., vanity unit with inset wash basin and cupboard under, tiled splashbacks, radiator.

#### Lounge

12' 2" x 19' 10" (3.71m x 6.05m) with double doors opening onto the garden, radiator, power points, T.V point, wooden

fire surround with tiled hearth, wall light points, doors to:

#### Dining Area

8' 8" x 9' 10" (2.64m x 3.00m) with double doors opening onto the garden, radiator, power points, opening to:

#### Kitchen Area

8' 8" x 14' 1" (2.64m x 4.29m) with window to front, and door to side, range of worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in five ring gas hob with stainless steel extractor hood over and oven under, integrated fridge/freezer and dishwasher, space for washing machine, eye level wall cupboards, wall mounted Worcester central heating boiler, tiled splashbacks, power points.

### First Floor

#### Landing

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

#### Master Bedroom

12' 3" x 10' 6" (3.73m x 3.20m) with window to rear overlooking the garden,

radiator, power points, door to built-in wardrobe.

#### Bedroom Two

9' 2" x 11' 7" (2.79m x 3.53m) with window to front, radiator, power points, door to built-in wardrobe.

#### Bedroom Three

8' 9" x 9' 1" (2.67m x 2.77m) with window to front, radiator, power points, door to built-in wardrobe.

#### Bedroom Four

8' 10" x 8' 10" (2.69m x 2.69m) with window to rear, radiator, power points.

#### Bathroom

with window to side, large shower cubicle with glass screen, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, extractor fan.

### Outside

#### Approach

The property is approached from Biddulph Way via a concrete driveway with parking for several cars, a well stocked shrub and floral bed.

### Garage

8' 2" x 17' 9" (2.49m x 5.41m) with up and over door, power and light connected, personal door to rear opening onto the garden.

### Garden

The rear garden can be accessed via a wooden side gate and comprises a patio with step leading to a good size lawn enjoying well stocked shrub and floral borders. The garden is enclosed on all sides and has a south facing aspect.



### 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  
12'2 x 19'10 (3.71m x 6.05m)
- Dining Area  
8'8 x 9'10 (2.64m x 3m  
Kitchen Area  
8'8 x 14'1 (2.64m x 4.29m)
- Master Bedroom  
12'3 x 10'6 (3.73m x 3.20m)
- Bedroom Two  
9'2 x 11'7 (2.79m x 3.53m)
- Bedroom Three  
8'9 x 9'1 (2.67m x 2.77m)
- Bedroom Four  
8'10 x 8'10 (2.69m x 2.69m)
- Garage  
8'2 x 17'9 (2.49m x 5.41m)

### And there's more...

- An individual detached house.
- Spacious Accommodation.
- Four Bedrooms.
- Enclosed South facing Garden.
- Garage and Ample Off Road Parking.