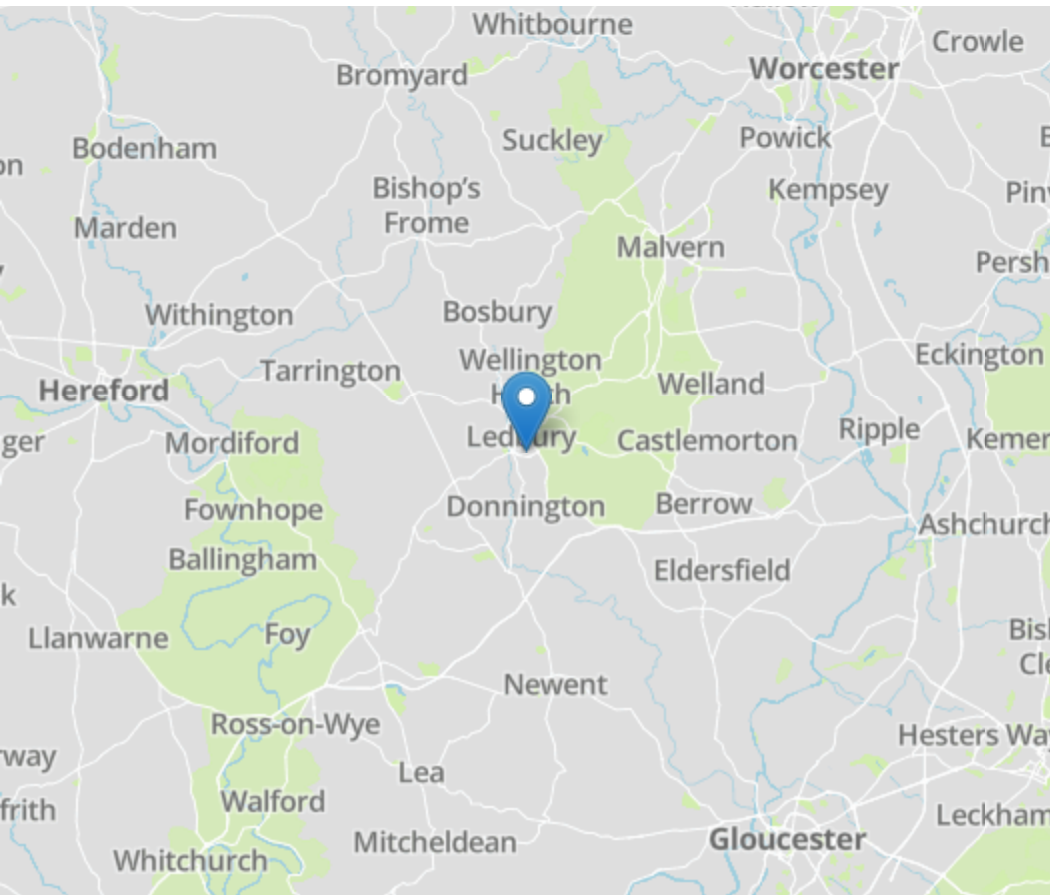




DIRECTIONS

From our office, proceed southwards down the A449 and take the right turn into Biddulph Way just before the roundabout. Follow the road round until number 80 appears on the right hand side.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

80 Biddulph Way
Ledbury HR8 2HN

£390,000



- A well presented detached family house • Two Reception Rooms • Four Bedrooms. • Two Bathrooms. • Enclosed Garden
- Driveway with parking for 2 cars. • Garage

Hereford 01432 343477

Ledbury 01531 631177



80 Biddulph Way

Situation and Description

This four bedroom detached property is set within easy walking distance of Ledbury town centre, which offers a comprehensive range of facilities and amenities. The property features, two reception rooms, four bedrooms, two bathrooms, enclosed garden, garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

1.196m x 2.576m (3' 11" x 8' 5")
Hall with wood effect flooring with power point and radiator, doors to Garage, doors to:

Cloakroom

1.184m x 1.805m (3' 11" x 5' 11")
Featuring toilet and wash basin.

Lounge

3.569m x 5.364m (11' 9" x 17' 7")
Featuring bay view window, radiator, multiple power points, two ceiling lights and doors to entrance hall and opening to dining room.

Dining Room

3.303m x 3.441m (10' 10" x 11' 3")
Featuring power points, double french doors leading to conservatory, doorway to kitchen, entranceway to lounge and staircase access.

Kitchen

4.081m x 2.394m (13' 5" x 7' 10")
Fully equipped with u-shaped counter tops, cupboards above and below, large window facing garden, built in oven, inset with space for fridge-freezer unit, built in gas hob and extractor fan. Door to rear garden, and entranceway to dining room.

Conservatory

3.054m x 2.988m (10' 0" x 9' 10")
Covered ceiling with double glazed glass surrounding. French doors leading out to rear garden.

First Floor

Landing

1.921m x 2.857m (6' 4" x 9' 4")
Featuring loft access hatch, ceiling light, and power point. Doors to:

Master Bedroom

3.447m x 4.103m (11' 4" x 13' 6")
Featuring radiator beneath large double glazed window, multiple power points and doorway leading to shower room with sink basin.

Shower Room

1.593m x 1.724m (5' 3" x 5' 8")
Featuring towel radiator, frosted glass double glazed window, inset shower cubicle and sink basin with cupboard below.

Bedroom 2

3.362m x 2.558m (11' 0" x 8' 5")
Lit by large double glazed window facing front of property, with radiator below. Multiple power points with wardrobe built into wall.

Bedroom 3

2.50m x 3.442m (8' 2" x 11' 4")
Lit by large double glazed window to the rear with views towards the hills, radiator, power points with doors to built-in wardrobes.

Bedroom 4

2.334m x 3.360m (7' 8" x 11' 0")
Lit by large double glazed window to the rear enjoying the views towards the hills, radiator, power points with built-in wardrobe currently being used as a desk.

Bathroom

2.406m x 1.978m (7' 11" x 6' 6")
Featuring corner shower cubicle, toilet, sink basin and bath below double glazed frosted window.

Outside

Approach

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

Garage

2.767m x 2.479m (9' 1" x 8' 2")
Garage with power and lighting connected,

workbench to rear wall with space for white appliances. Houses boiler and fuse box.

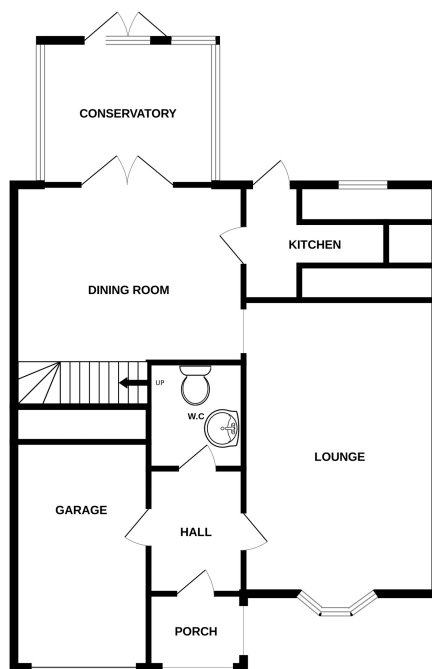
Garden

The rear garden can be accessed to either side of the property via wooden sides gates and forms a delightful feature of the property, comprising a patio seating area with adjacent lawn garden area, well stocked shrub and floral borders, a second patio area at the bottom of the garden, outside water tap and power points. The garden is enclosed on all sides and offers considerable privacy.

Like the property?

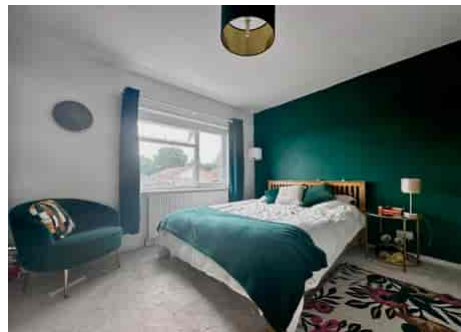
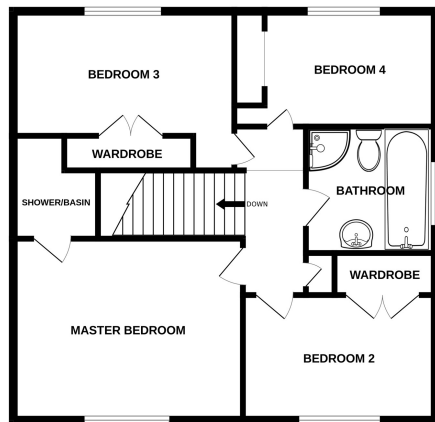
Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

GROUND FLOOR



Made with Metropix ©2025

1ST FLOOR



At a glance...

- ☒ Lounge
3.569m x 5.364m (11' 9" x 17' 7")
- ☒ Dining Room
3.303m x 3.441m (10' 10" x 11' 3")
- ☒ Kitchen
4.081m x 2.394m (13' 5" x 7' 10")
- ☒ Conservatory
3.054m x 2.988m (10' 0" x 9' 10")
- ☒ Master Bedroom
3.447m x 4.103m (11' 4" x 13' 6")
- ☒ Bedroom 2
3.362m x 2.558m (11' 0" x 8' 5")
- ☒ Bedroom 3
2.501m x 3.442m (8' 2" x 11' 4")
- Bedroom 4
2.334m x 3.360m (7' 8" x 11' 0")
- ☒ Garage
2.767m x 2.479m (9' 1" x 8' 2")

And there's more...

- ☒ Detached House.
- ☒ Two Reception Rooms.
- ☒ Four Bedrooms.
- ☒ Two Bathrooms.
- ☒ Enclosed Garden.
- ☒ Garage and Ample Off Road Parking.