



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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	85

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.

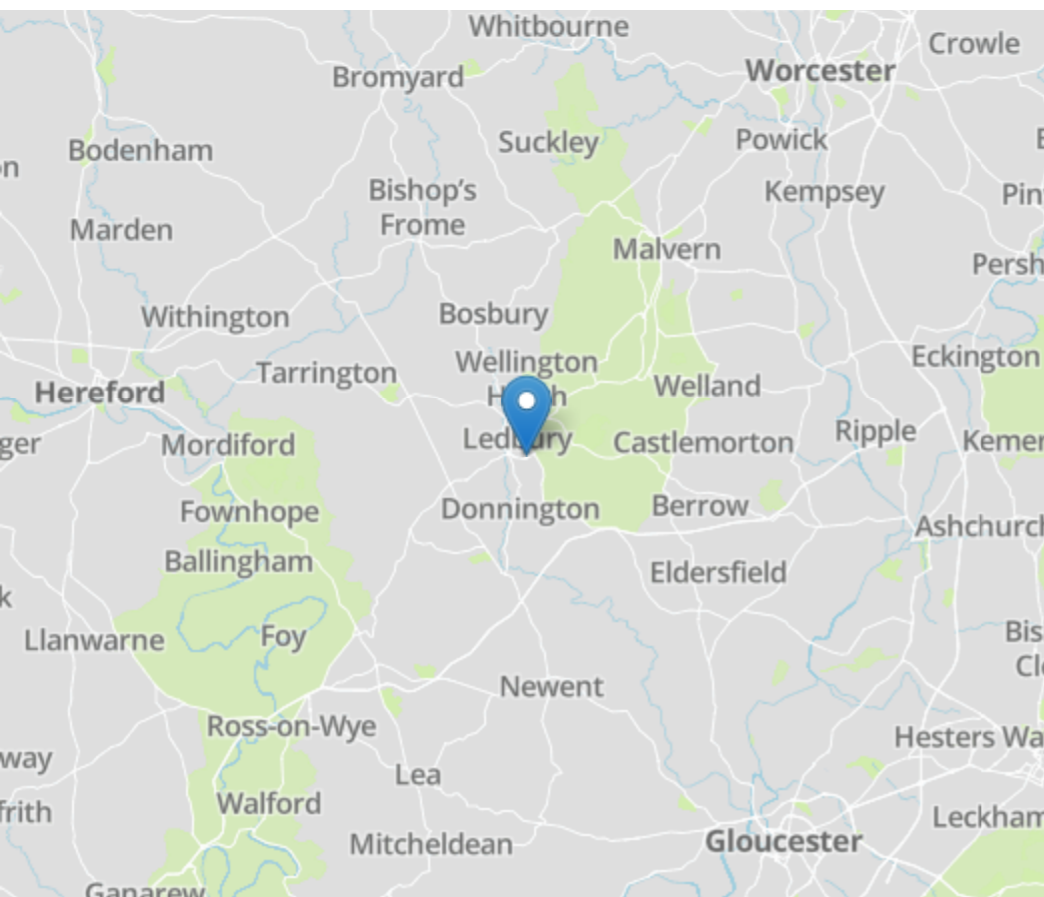
52 Biddulph Way
Ledbury HR8 2HN

£355,000



DIRECTIONS

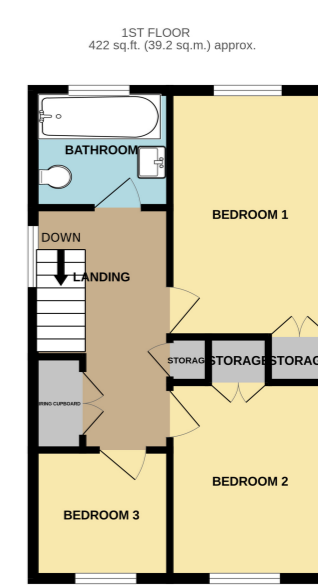
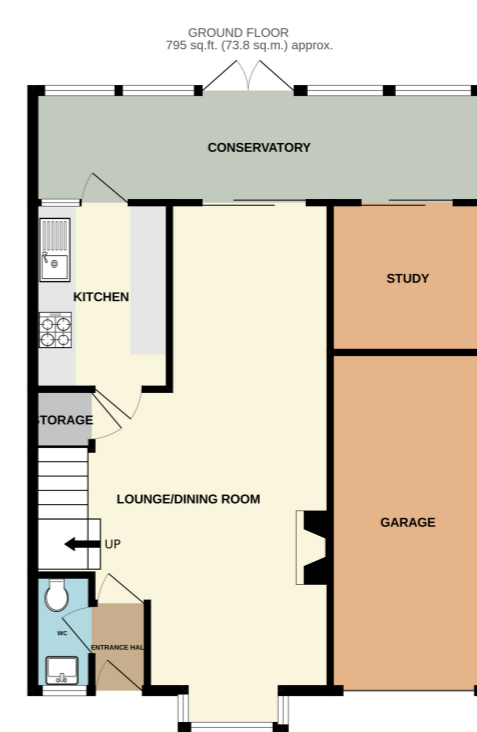
From our office proceed on the High Street, at the traffic lights continue onto The Southend, turn right into Biddulph Way, continue on this road where the property can be found on the right hand side.



- Set in an established residential location within walking distance of Ledbury town centre.
- Well Presented Link-Detached House.
- Three Bedrooms.
- Enclosed Garden.
- Garage and Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.
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52 Biddulph Way

Situation and Description

Biddulph Way situated with the popular Deer Park estate on the south side of Ledbury. Number 52 offers well presented accommodation to include, lounge/dining room, kitchen, conservatory, study, three bedrooms, bathroom, enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with doors to:

Cloakroom

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

Lounge/Dining Room

25' 11" max x 15' 4" max (7.90m max x 4.67m max) with feature bay window to front, Adam style fireplace with inset Living Flame gas fire, radiator, power points, T.V point, door to Understairs Storage Cupboard. Sliding doors to rear. Door to:

Kitchen

7' 5" x 9' 11" (2.26m x 3.02m) with window and door to rear, range of worktops with cupboards and drawers under, inset sink with drainer, built in ceramic hob with stainless steel extractor hood over, eye level double oven, space for fridge/freezer, eye level wall cupboards, ceiling spot lights, power points, tiled splashbacks.

Conservatory/Utility

6' 0" x 24' 7" (1.83m x 7.49m) with windows and door to rear opening onto the garden, space and plumbing for washing machine and tumble dryer, radiator, power points, wall lights. Door Lounge/Dining Room. Door to:

Study/Store Room

8' 0" x 8' 5" (2.44m x 2.57m) with power points, range of worktops with cupboards under.

First Floor

Landing

with window to side, hatch to roof space, power points, radiator, door to Airing Cupboard housing the central heating boiler, door to Storage Cupboard. doors to:

Bedroom One

13' 5" x 9' 3" (4.09m x 2.82m) with window to rear overlooking the garden, radiator, power points, double doors to built-in wardrobes.

Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m) with window to front, radiator, power points, double doors to built-in wardrobe.

Bedroom Three

6' 9" x 6' 9" (2.06m x 2.06m) with window to front, power points.

Bathroom

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

Outside

Approach

The property is approached from Biddulph Way via a block paved driveway with adjacent gravelled foregarden with inset shrub and floral beds.

Garage

18' 5" x 8' 7" (5.61m x 2.62m) with up an dover door, power and light connected.

Garden

The rear garden can be accessed via a wooden side gate and comprises a patio seating area with adjacent lawn, shrub and floral beds and further paved area. The garden is enclosed on all sides and offers security for both pets and children.



At a glance...

- Lounge
25'11 max x 15'4max (4.9m max x 4.67m max)
- Kitchen
9'11 x 7'5 (3.02m x 2.26m)
- Conservatory/Utility
24'7 x 6' (7.49m x 1.83m)
- Study/Store Room
8' x 8'5 (2.44m x 2.57m)
- Bedroom One
13'5 x 9'3 (4.09m x 2.82m)
- Bedroom Two
10'4 x 8'8 (3.15m x 2.64m)
- Bedroom Three
6'9 x 6'9 (2.06m x 2.06m)
- Garage
18'5 x 8'7 (5.61m x 2.62m)

And there's more...

- Well Presented.
- Link-Detached.
- Three Bedrooms.
- Enclosed Garden.
- Garage and Ample 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.