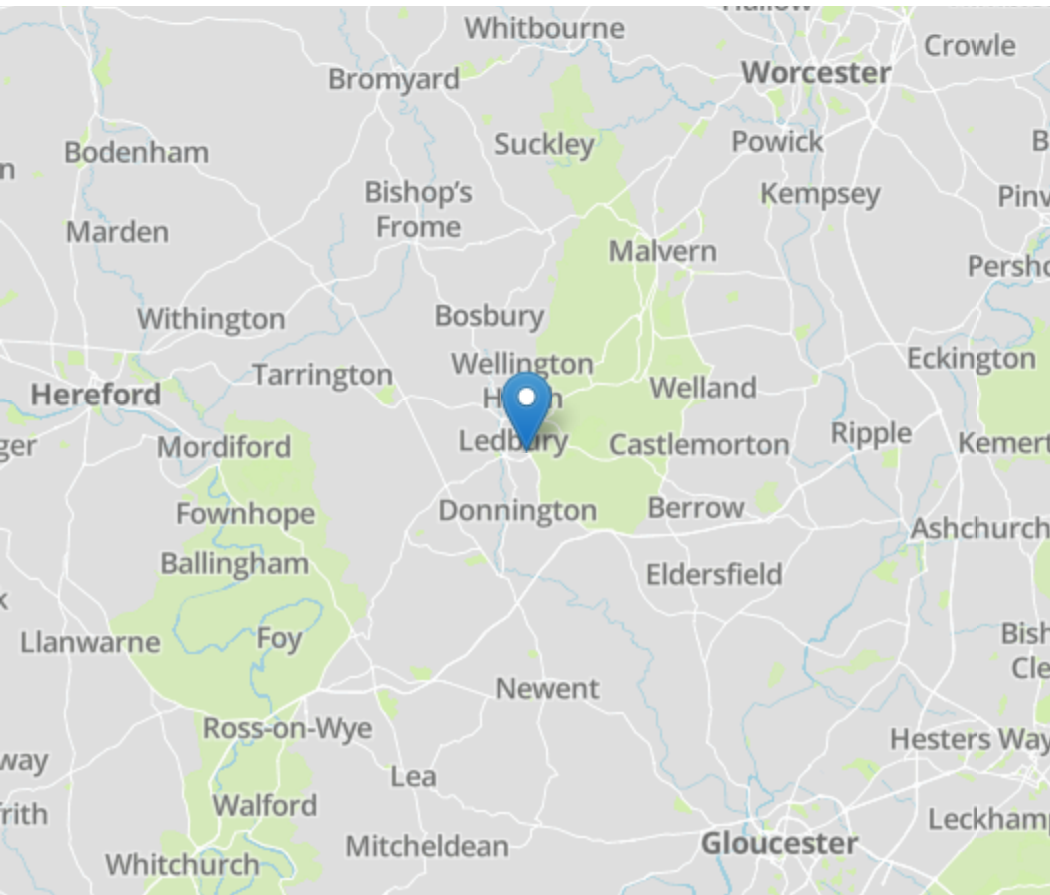




DIRECTIONS

From Ledbury town centre proceed onto The Southend and then turn right into Biddulph Way and immediately left into Dunns Copse where the property can be found on the left hand side.

///what.three.words :bound.baguetteshots



GENERAL INFORMATION

Tenure

Freehold

Services

All Mains Services are connected

Outgoings

Council Tax Band D £2561.79

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	66	75
(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.

4 Dunns Copse
Ledbury HR8 2HR

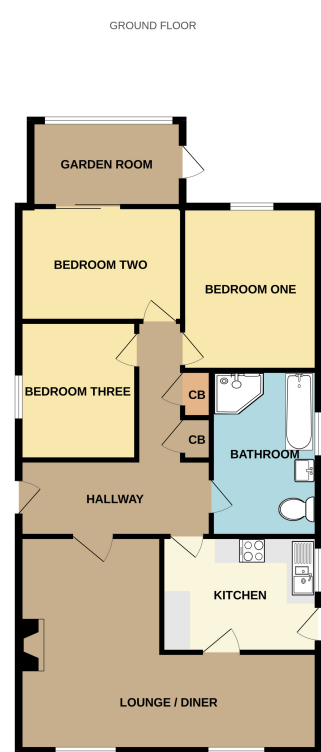
£365,000



- Spacious Detached Bungalow.
- Walking distance from town centre
- Upvc Double Glazing and Gas Central Heating
- Garage and ample off road parking
- No Onward chain

Hereford 01432 343477

Ledbury 01531 631177



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Situation and Description

The property is located in a cul-de-sac location within walking distance of Ledbury town centre, which is also served by a local bus service.

4 Dunns Copse comprises a spacious detached modern bungalow which has recently been redecorated throughout.

Entrance Hall

With radiator, power points, hatch to roof space, door to storage cupboard, and boiler cupboard housing Worcester Central Heating Boiler, doors off to

L SHAPED Lounge/Dining Room

6.69m x 5m (21' 11" x 16' 5") With large picture windows to front enjoying views towards open countryside, Feature fireplace, radiators, power points, door to:

Kitchen

03.66m x 02.69m (12' 0" x 8' 10") with window and door to side, range of laminate worktops with cupboards and drawers under with integrated oven and hob, integrated washing machine, sink unit, extractor hood, splashbacks, range of full height cupboards incorporating integrated fridge/freezer, power points, radiator, door to Hall.

Bathroom

2.42m x 2.66m (7' 11" x 8' 9") With window to side, panelled bath, low flush w.c. wash basin, shower cubicle, splashbacks, ladder style radiator, door to Airing Cupboard

Bedroom One

3.10m x 3.65m (10' 2" x 12' 0") With window to rear overlooking the garden, radiator, power points

Bedroom Two

03.46m x 2.66m (11' 4" x 8' 9") with

radiator, power points, sliding patio doors leading into Conservatory.

Garden Room

03.23m x 1.7m (10' 7" x 5' 7") with half height brick walls and wooden glazing, doors to garden

Bedroom Three

2.48m x 2.47m (8' 2" x 8' 1") With window to side, power points, radiator

Outside

The property is approached from Dunns Copse over a large block paved driveway with space for several vehicles, and to the side is a lawn with mature trees and shrubs.

Garage

The Garage is approached over the block paved driveway, and has a metal up and over door, power and light connected.

Garden

The rear garden can be accessed via a wrought iron Gate and comprises a paved patio area with steps up to a lawned area and wooden garden shed. The whole garden is enclosed making it safe for children and pets.



At a glance...

- ✔ L Shaped Lounge/Dining Room
6.69 x 5m (21' x 16'5)
- ✔ Kitchen
3.66 x 2.69m (12' x 8'10)
- ✔ Bedroom One
3.10 x 3.65m (10'2 x 12)
- ✔ Bedroom Two
3.46 x 2.66 (11'4 x 8'9)
- ✔ Bedroom Three
2.48 x 2.47m (8'2 x 8'1)

And there's more...

- ✔ Spacious Accommodation
- ✔ Garage and Ample Parking
- ✔ Private Rear Garden
- ✔ Cul-de-Sac location
- ✔ Handy for Ledbury town centre

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.