Fromes Hill, Ledbury .HR8 1HR

Spacious and tidily presented Timber Framed Three Bedroom Linked-Detached Bungalow, offering over 1,358 sqft of accommodation. Boasting a 20ft Lounge, Breakfast Kitchen, Bathroom and En-suite to Master Bedroom. With easily maintained Gardens, off road parking, Garage and workshop it must be seen to be appreciated.

Offers In Excess of: £260,000 FREEHOLD



KIMBERLEY'S
SALES & LETTINGS

Fromes Hill, Ledbury HR8 1HR

Offers In Excess of: £260,000 FREEHOLD



We are delighted to offer 'For Sale' this spacious Timber Framed Three Bedroom Linked-Detached Bungalow benefitting from double glazed windows and oil fired central heating. This individual Bungalow offers tidily presented accommodation that you could move straight into. The property briefly comprises: Three Bedrooms, one with Ensuite, large Lounge, Breakfast Kitchen and Bathroom. Outside offers off road parking and a single Garage and workshop. With Fore and Side Gardens that are mainly laid to lawn and/or patio for easy maintenance. Being offered with no onward chain this property deserves your early interest.

Fromes Hill is conveniently located between the cities of Hereford and Worcester. Malvern and Ledbury are a short drive away and offer a wide selection of restaurants, shops, supermarkets and leisure facilities. *We advise your early inspection of this property and to aid your understanding these sale particulars include "Layout Plans".*

THE PROPERTY COMPRISES AS FOLLOWS (all dimensions stated are approximate)

Entrance via UPVC double glazed door with exterior light adjacent leading to:

Porch/Conservatory 10'7''max x 6'7''max. with front, side and rear UPVC double glazed windows, power points, laminate flooring, wall light, downlighter to ceiling and polycarbonate roof. Door to the:

Entrance Hall with Oak parquet flooring, radiator, power points, telephone point, thermostat, wall light and access hatch to loft space over. Door to **Storage Cupboard** and further doors lead off the Hall to the following Rooms:

Lounge Diner 20'7'' max. x 11'6'' max. with front and side aspect double glazed windows and wooden flooring. Feature multi fuel stove with brick surround and tiled hearth; radiator, power points, TV point, telephone point, two radiators serving hatch to Kitchen, wall lights and ceiling light point.

Breakfast Kitchen 11'11'' x 11'6'' with front and side aspect UPVC double glazed windows and door to the rear porch. The Kitchen is fitted with a range of base and wall units with complimentary laminate worktops over and an inset 1 ½ ceramic sink. With space and provision for an automatic washing machine, upright fridge freezer, Dishwasher, free standing cooker and fitted cooker hood over. Room is completed by splashback tiling, tiled flooring, power points, Thermecon oil fired central heating boiler, ceiling light point and door to the:

Side Porch 4'2'' x 3'8'' with rear and side aspect windows, ceiling light point and door to the Side Garden Area.

Doors from the Entrance Hall lead to the following rooms:

Bedroom One **11'7''max. x 11'4''max** with side aspect UPVC double glazed window; radiator, power points, ceiling light point, fitted Wardrobes and door to the:

En-Suite having a side aspect double glazed window and fitted white suite comprising; Walk-in shower cubicle with mixer shower over and full height tiling within, low level W.C and wash hand basin fitted to vanity unit. Room is completed by splashback tiling to important areas, tiled flooring, extractor fan and ceiling light point.

Bedroom Two **11'10'' x 9'0''** with side aspect UPVC double glazed window; radiator, power points and ceiling light point.

Bedroom Three **11'10'' x 7'10''** with side aspect double glazed window; radiator, power points, laminate flooring and ceiling light point.

Bathroom **8'5''max. x 7'10''max.** with side aspect UPVC double glazed windows and fitted suite comprising; low level W.C, pedestal wash hand basin and a corner bath with mixer shower over and splashback tiling to important areas. Room is completed by tiled flooring, shaver point, ceiling light point and storage cupboard.

OUTSIDE & GARDENS

The property is set back from the lane behind a well-established hedge and double cast iron gates leading to:

Tarmacadam drive providing off road parking for two – three cars. Stone chipping area adjacent provides additional parking and also provides access to the:

Garage **20'11'' x 8'11''** with up and over door, power and lighting within plus; updated consumer unit and door to the:

Workshop/Storage Area **10'2'' x 9'2''** with internal lighting and pedestrian door out to the Side Garden.

The Cedars offers low maintenance Garden areas to the front and side of the property. Briefly comprising: lawn areas with well-established shrubbery, structure planting and flower beds. In addition to this there are paved patio areas perfect for relaxing and entertaining as well as large stone chipping area with Greenhouse, oil tank and timber shed. **OVERALL THIS PROPERTY DESERVES YOUR EARLY INTEREST.**

TENURE ***We understand tenure to be FREEHOLD. All prospective purchasers must verify all details relating to the tenure and deeds via their Solicitors.***

SERVICES ***Mains Electricity & Water. Oil tank & septic tank drainage.***

AGENTS NOTE 1 ***We have not tested appliances, systems, or services, therefore we cannot confirm them to be free of defects, or in good working order.***

AGENTS NOTE 2 ***Carpets where fitted are included by negotiation. Other items fittings e.g. Shed, curtains, curtain tracks and appliances (other than items specified) are excluded unless negotiated for.***

VIEWING ***Strictly via*** KIMBERLEY'S

TEL: (01531) 635151

TELEPHONE LINE ***Subject to telecoms regulations***

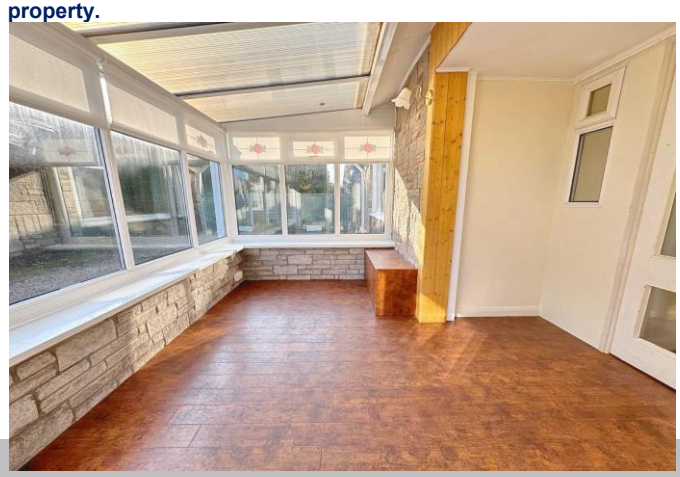
VACANT POSSESSION UPON COMPLETION OF PURCHASE

N.B. All room sizes contained herein are approximate and measured wall to wall. If you require measurements for carpets or for other purposes, you must measure the RELEVANT areas.

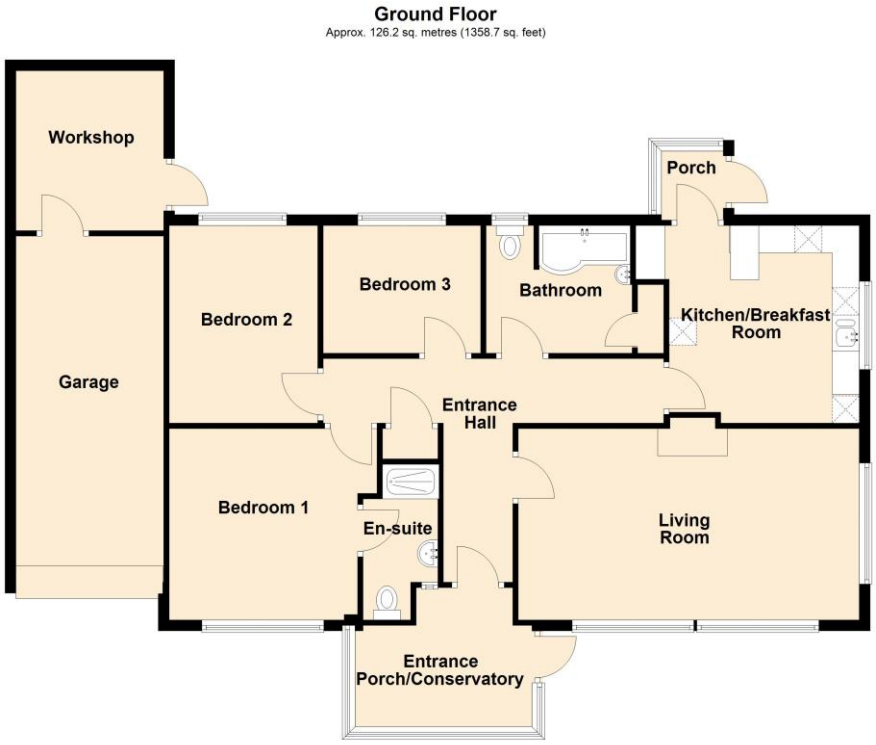
REGULATORY NOTES: Successful offeror/s are required to pay for anti-money laundering checks conducted by a 3rd party (credas) these are charged at £30 Including VAT per applicant. They will also be required to produce identification & residency documentation, together with proof of funds in order to satisfy our clients that the PURCHASER complies with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be requested from us request.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

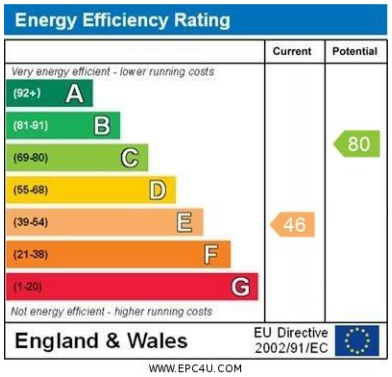
Kimberley's Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Any buyer is advised to obtain verification from their Solicitor or Surveyor; and references to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, thus any buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars; however they may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

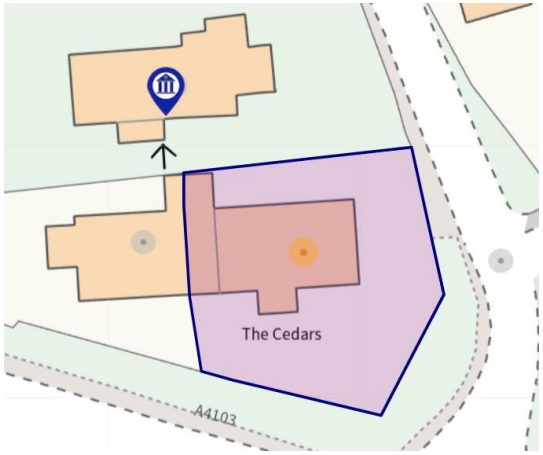


FLOOR PLANS & SITE SKETCH PLAN IN DETAILS FOR IDENTIFICATION PURPOSES ONLY



Total area: approx. 126.2 sq. metres (1358.7 sq. feet)











Kimberley's for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. NOTE – these particulars are issued on the understanding that all negotiations will be conducted through Kimberley's. Items shown in photographs are not included in the sale unless negotiated for separately.









Tel: 01531 635151









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