



Biddulph Way,

Ledbury. Herefordshire. HR8 2XL

Rare opportunity to acquire a spacious, 60% SHARED OWNERSHIP TWO DOUBLE BEDROOM END-TERRACED HOUSE with fitted Kitchen and Bathroom, DRIVE with parking for Two cars plus larger than average enclosed REAR GARDEN, UPVC DOUBLE GLAZED WINDOWS & RECENTLY INSTALLED WORCESTER COMBI BOILER. MUST BE SEEN!

Guide Price: £1 1 4, 0 0 0 Leasehold

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RARE OPPORTUNITY to acquire a 60% SHARED OWNERSHIP HOME, being a spacious, Well Presented TWO DOUBLE BEDROOM END-TERRACED HOUSE with GARDENS, OFF ROAD PARKING, RECENTLY INSTALLED WORCESTER COMBI BOILER and fitted Kitchen and Bathroom.

The offers spacious accommodation within approx. $\frac{3}{4}$ of a miles walk of Ledbury Town Centre (via the footpaths that run through the development) and Ledbury offers a good range of traditional shops, Supermarkets and recreational facilities. Ledbury's amenities include Swimming Baths (with Gym), Theatre, Library etc. and for those who need to commute Ledbury has a Main Line Railway Station. Additionally Junction 2 of the M50 Motorway is approximately $4\frac{1}{2}$ miles distant at Redmarley D'Abitot. **Consequently, this house deserves your early interest or you'll miss the opportunity.**

MWL 1353

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

Entrance via **Large Canopy Porch** with Bin Storage Area, porch light, outside electric & gas meter boxes plus a panelled part obscure glazed door leading to the:

Reception Hall with front aspect double glazed window, tiled flooring, dado rail, radiator, power point, telephone point, smoke detector, central heating thermostat, M.C.B. 'Fuseboard', ceiling light point, door to Living Room, doorway to Kitchen plus door to Understairs

Cupboard and the **Staircase leading to the First Floor.**

Living Room 12'9" x 12'6" with rear aspect double glazed windows, flanking the double glazed door to the Rear Garden. The room is completed by: dado rail, radiator, power points, T.V. point, telephone point & two ceiling light points.

Fitted Kitchen 12'6" x 6'5" with front aspect double glazed window offering pleasant outlooks to the South and the Kitchen has been fitted with a range of panel fronted laminate



base & wall units, with laminate worktops over and inset stainless steel 1 $\frac{1}{2}$ bowl sink. Integrated oven with gas hob inset to worktop and cooker hood over. Space and provision for a fridge freezer and plumbing and waste for an automatic washing machine. Breakfast bar to one wall, ceramic tiled flooring, attractive splashback tiling behind worktops and a radiator. Kitchen is completed by numerous power points, extractor fan, ceiling light point & finally a recently installed wall mounted Worcester gas fired central heating combi boiler supplying domestic hot water & central heating via programmer controller adjacent.

STAIRCASE FROM HALL LEADS TO:

Landing with power point, smoke detector, ceiling light point, access hatch to loft space over, door to Airing Cupboard with lagged hot water cylinder plus slatted shelving & **doors from Landing to:**

Main Bedroom 12'8" x 9'3" having rear aspect double glazed window & offering: Radiator, power points, telephone point & ceiling light point.

Bedroom Two 12'8" x 7'2"min. having front aspect double glazed window & offering pleasant outlooks to the South. Room offers: Radiator, power points, ceiling light point and boxing over the Stairwell and potential to build-in Wardrobing if desired.



Bathroom fitted with a white suite comprising; panel sided bath glazed shower screen and an

electric 'Heatstore Power Plus II' shower over and full height ceramic tiled surround. Low level close coupled W.C., pedestal wash hand basin plus ceramic tiled splashback, strip light with shaver point above basin. Finally, radiator, extractor fan and a ceiling light point.

OUTSIDE/GARDENS

The property is set back from the Road behind a Foregarden having path to the front door & Porch plus the path is flanked by a TARMAC and PAVIOUR DRIVE. A Side access path with wooden gate leads to the: Enclosed Rear Garden which has a paved patio area with lawn beyond, fencing to boundaries and a useful **GARDEN SHED** 10' x 9' with power and lighting.



TENURE We understand the tenure to be ***Leasehold on a 60% Shared Ownership basis with the Freehold being owned by a Housing Association (Stonewater Housing***

Association) All prospective purchasers must verify all details relating to the tenure and deeds of this, or any other property via their Solicitors. ***"Rent" of £228 per month is currently payable to the Housing Association (to include the Buildings Insurance & Ground Rent)*** & you would need to obtain the appropriate mortgage on the purchase price. ***Finally the property is maintained & decorated by the Leaseholder (you).***

SERVICES Mains Electricity, Water, Gas and Drainage.

TELEPHONE LINE Subject to B.T. Transfer Regulations

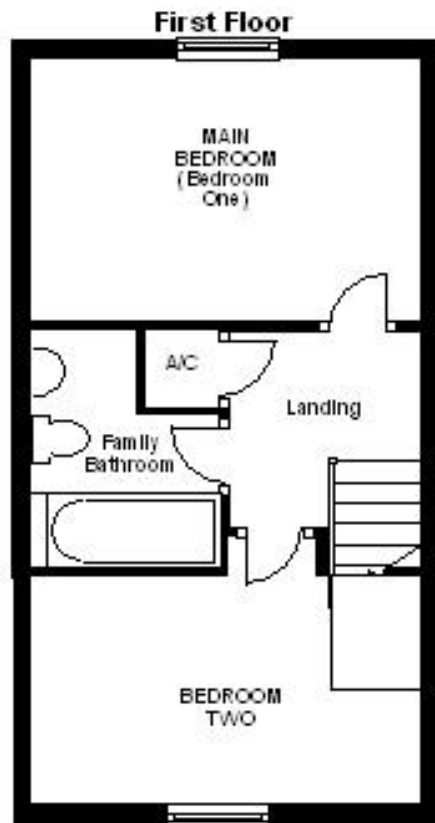
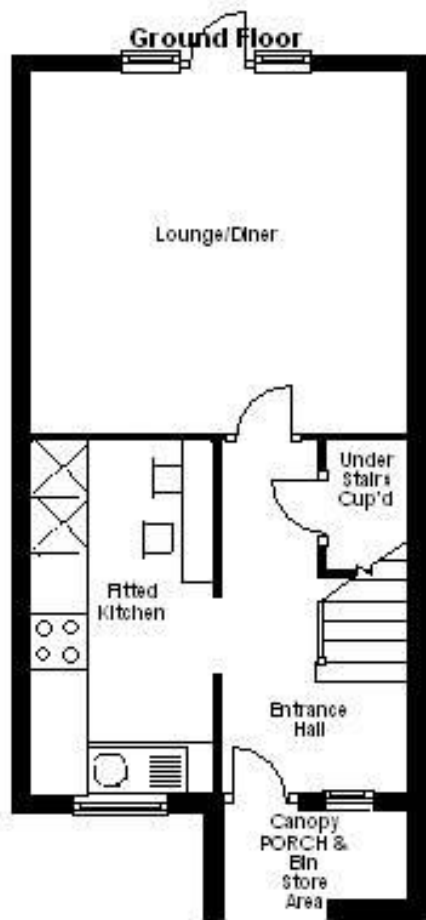
AGENTS NOTE 1 We have not tested systems, services or appliances, therefore we cannot confirm them to be free from defects. Prospective purchasers must satisfy themselves of their condition prior to committing to a purchase.

VACANT POSSESSION UPON COMPLETION OF THE PURCHASE

N.B. Room sizes herein are approx. and measured wall to wall. If you require measurements for carpets or any other purpose, you must measure the **RELEVANT** areas.

EPC AWAITED

FLOOR & GARDEN PLANS FOR IDENTIFICATION PURPOSES ONLY



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.



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