



**SPRINGFIELD HOUSE
OATLEYS ROAD,
LEDBURY
HEREFORDSHIRE
HR8 2BW**

Pughs

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ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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Email: property@hjpugh.com
Website: www.hjpugh.co.uk

A versatile detached recently undergone extensive renovation period property which has a fantastic amount of living space along with a substantial garden which is ideal for a keen gardener. It also has the added benefit of full planning consent for a single and double extension.

OFFERS IN THE REGION OF £385,000

NO CHAIN

VIEWING HIGHLY RECOMMENDED



SPRINGIFLED HOUSE, OATLEYS ROAD, LEDBURY, HR8 2BW

ENTRANCE

Wooden part glazed door to

HALLWAY

Victorian style radiator, stairs off with cupboard under, Victorian style tiled flooring

SITTING ROOM 3.9m x 3.3m (12'10" x 10'10")

Open fire with gas attachment, Victorian style radiator, solid oak floors

LIVING ROOM 3.9m x 3.4m (12'10" x 11'2")

Wood burner on tile hearth, radiator

BATHROOM 4.3m x 2.9m (14'1" x 9'6")

White suite comprising double shower, spa bath, W.C, hand basin, part tiled walls, radiator, heated towel rail, tiled floor

HOBBY ROOM 4.2m x 2.2m (13'9" x 7'3")

Tiled floor, exposed timbers and beams, radiator

DINING ROOM 4.3m x 3.3m (14'1" x 10'10")

Access to loft, radiator

KITCHEN 3.6m x 3.2m (11'10" x 10'6")

Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, space and plumbing for appliances, Baumatic stainless steel double oven, island, tiled splashbacks, tiled floor, heated towel rail, Worcester gas boiler, external door to garden.

UTILITY ROOM 3.2m x 1.8m (10'6" x 5'11")

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, part tiled walls, tiled floor, radiator.

FIRST FLOOR

LANDING

Access to loft

MASTER BEDROOM

3.1m x 3.0m (10'2" x 9'10")

Radiator

ENSUITE

White suite comprising shower cubicle, W.C, hand basin, radiator, part tiled walls

BEDROOM 3.3m x 3.9m (10'10" x 12'10")

Victorian style radiator

BEDROOM 3.5m x 3.3m (11'6" x 10'10")

Two built in wardrobes, Victorian style radiator

OUTSIDE

A pair of wrought iron gates lead to the stoned driveway giving access to the rear of the property where there is plenty of off road parking and access to the detached garage (4.9m x 2.7m). To the front of the property through a pedestrian wrought iron gate there is lawn areas with rose and lavender borders. To the rear is a large well maintained garden comprising patio area with fish pond, large vegetable garden and lawn area to the rear. The garden also has two garden sheds and is approximately 55 meters long. There is also access to the former Privy and paint room which is attached to the utility room.

SERVICES

We understand from the Vendors that mains water and electricity, gas and drainage are connected to the property. Telephone subject to BT regulations.

TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

PLANNING

Planning permission has been granted for a single and double extension. Number P171166/FH

COUNCIL TAX

Band E. Rates £2130.13 (2017/18)
(Herefordshire Council 01432 260000)

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07836320330 James Pugh





DIRECTIONS

From our office turn left into Bye Street, continue on Bridge Street, take the second left turn into Woodleigh Road before the bridge turn onto Oatleys Road, proceed for approximately 50 yards and the property can be found on the right hand side as indicated by our for sale board.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken September 2017

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92-100	48	77
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92-100	45	75
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC