

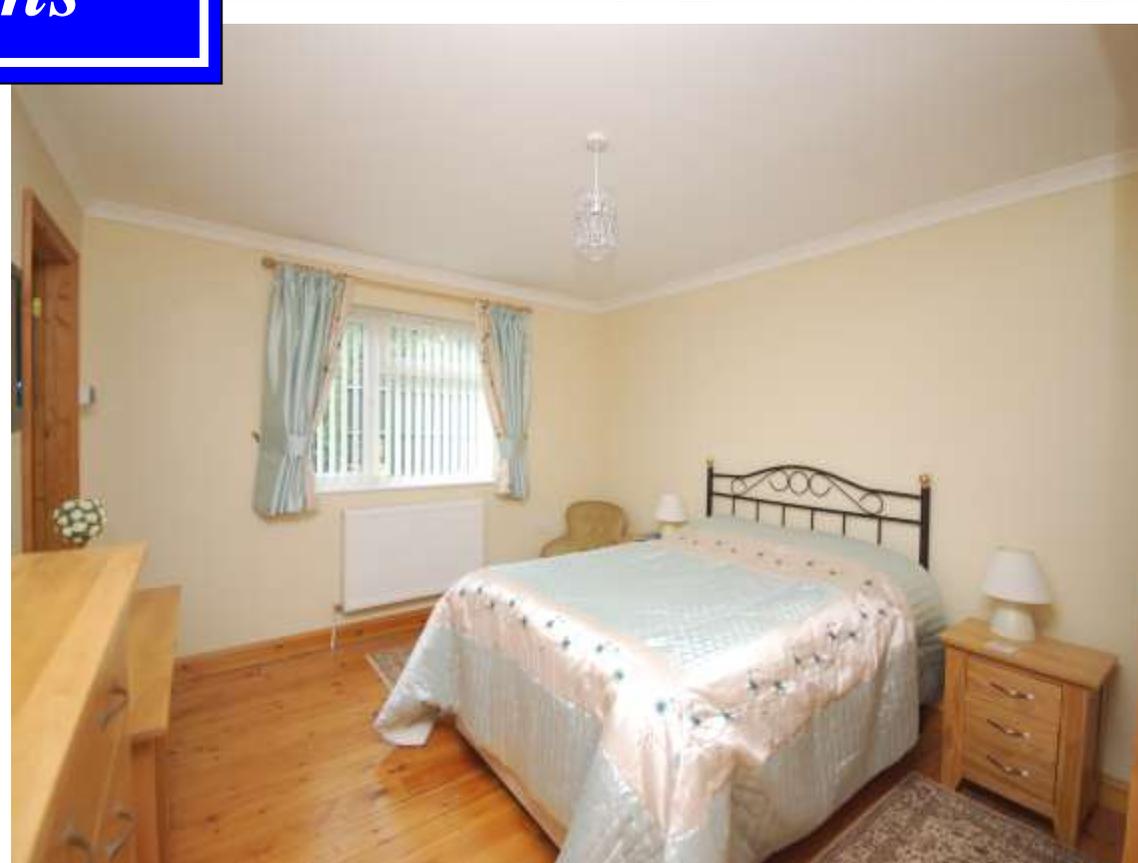


**HORIZONS, HEREFORD ROAD,
LEDBURY, HEREFORDSHIRE,
HR8 2PZ**

Pughs



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HEREFORD ROAD
LEDBURY
HEREFORDSHIRE
HR8 2PZ**

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

An extremely spacious well maintained and improved three-bedroom, three bathroom detached bungalow with over 2,100sqft floor space. The property also benefits from approximately 660sqft detached garage with office accommodation above, detached stable block with garages and paddock/gardens

**VIEWING ESSENTIAL
NO CHAIN**

OFFERS IN THE REGION OF £800,000

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ENTRANCE

UPVc patio doors

PORCH

Tiled floor, steps up to UPVc door to

ENTRANCE HALLWAY

Radiator, tiled floor, access to airing cupboard and loft

LIVING ROOM 6.9m x 4.5m

Two radiators, inset wood burner with marble surround, timber floor

INNER HALLWAY

Tiled floor, radiator

KITCHEN 4.8m x 3.2m

Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, Rangemaster oven with 5 ring electric hob and extractor over, tiled splashbacks, space and plumbing for appliances, radiator, tiled floor

DINING ROOM 4.8m x 3.0m

Tiled floor, radiator

UTILITY ROOM 4.2m x 2.5m

Comprising fitted wall and base units incorporating ceramic 1½ bowl sink and drainer, space and plumbing for appliances, tiled splashbacks, tiled floor, oil fired boiler, UPVc door to

CONSERVATORY 9.2m x 3.6m

Tiled floor, two radiators, two UPVc doors to rear, weather sensitive velux roof windows

SHOWER ROOM 1.8m x 1.7m

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

BEDROOM 4.1m x 3.5m

Timber floor, radiator

ENSUITE

White suite comprising W.C, hand basin in vanity unit, shower cubicle, tiled walls, two heated towel rails, timber floor, built in hairdryer

BEDROOM 4.2m x 3.5m

Timber floor, radiator

BEDROOM 5.3m x 3.0m

Timber floor, radiator

BATHROOM 3.1m x 3.0m

White suite comprising W.C, hand basin, bath, shower cubicle, bidet, radiator, tiled floor, hairdryer, tiled walls

DETACHED GARAGE COMPLEX WITH OFFICE ABOVE

GARAGE 8.2m x 6.0m

Large electric roller door, UPVc part glazed pedestrian door, oil fired boiler, space and plumbing for appliances, radiator, access to **attached work space** (4.4m x 1.7m) with UPVc part glazed external door, access to **gardeners W.C** comprising white W.C and hand basin

1st FLOOR

Accessed via external steps to (10m x 6.3m) area with three radiators, kitchen area and shower room comprising W.C, shower cubicle, hand basin, heated towel rail

OUTSIDE

An electric gate leads to the well looked after spacious tarmac drive which leads to the garage and continues onto the stable block.

To the front of the house is ample parking with landscaped lawns and flower borders. To the rear of the property is a large patio area with views to May Hill. There is also a raised vegetable patch and several glasshouses in the vicinity. There is also a well fenced paddock/lawn ideal for a keen gardener or pony. This leads to the stable block which comprises two stables, tack room open bay store and two further garages with electric roller doors, to the front is a large tarmac area.

SERVICES

We understand from the Vendors that mains water and electric and private drainage are connected to the property. Oil central heating. Telephone connected subject to BT regulations.

COUNCIL TAX

BAND F. Rates payable £2417.94
(Herefordshire Council 01432 260000)

TENURE

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

VIEWING

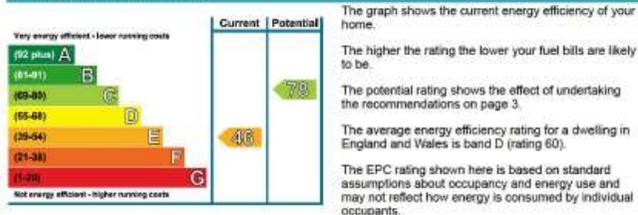
Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07836 320330
James Pugh

Pughs

Energy Performance Certificate		HM Government	
Horizons, Hereford Road, LEDBURY, HR8 2PZ			
Dwelling type:	Detached bungalow	Reference number:	2718-9089-6211-6833-2910
Date of assessment:	29 September 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	02 October 2017	Total floor area:	173 m ²
Use this document to:			
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 			
Estimated energy costs of dwelling for 3 years:		£ 4,542	
Over 3 years you could save		£ 1,140	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 531 over 3 years	£ 267 over 3 years	
Heating	£ 3,498 over 3 years	£ 2,721 over 3 years	
Hot Water	£ 513 over 3 years	£ 414 over 3 years	
Totals	£ 4,542	£ 3,402	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 483	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 162	⚠
3 Low energy lighting for all fixed outlets	£170	£ 231	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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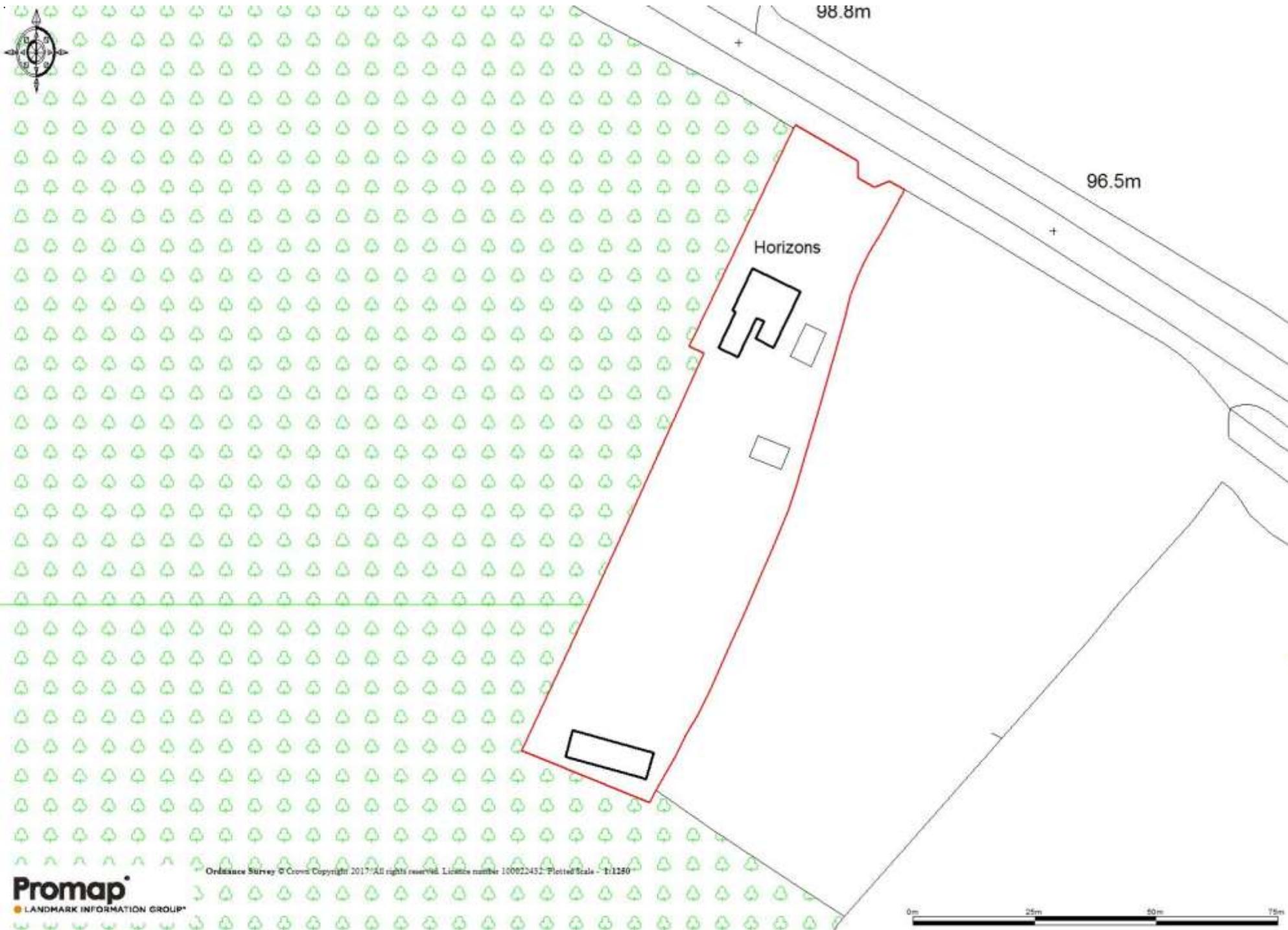
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there 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 October 2017

DIRECTIONS

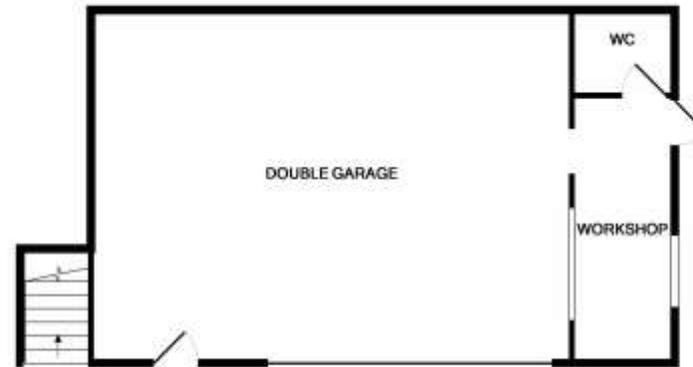
From Ledbury proceed along the A438 towards Hereford for approximately 2 miles where the property can be found on the left hand side.



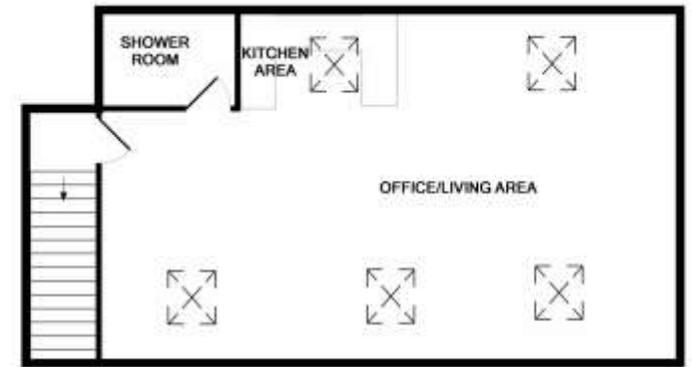
98.8m

96.5m

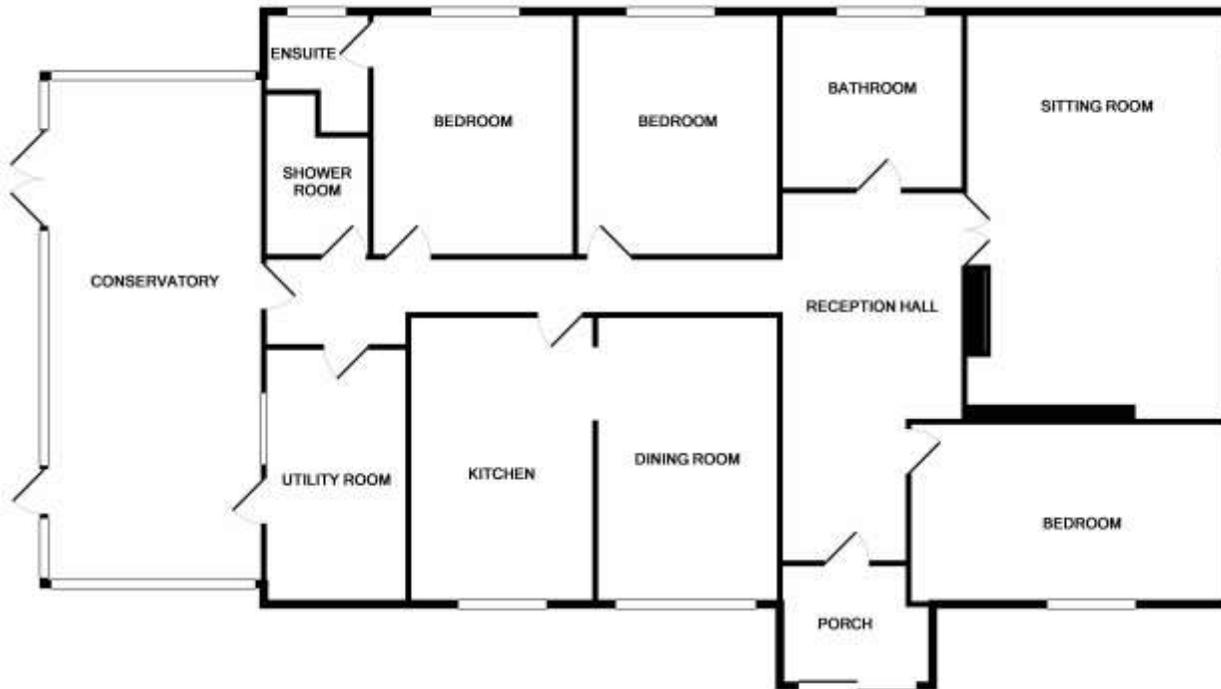
Horizons



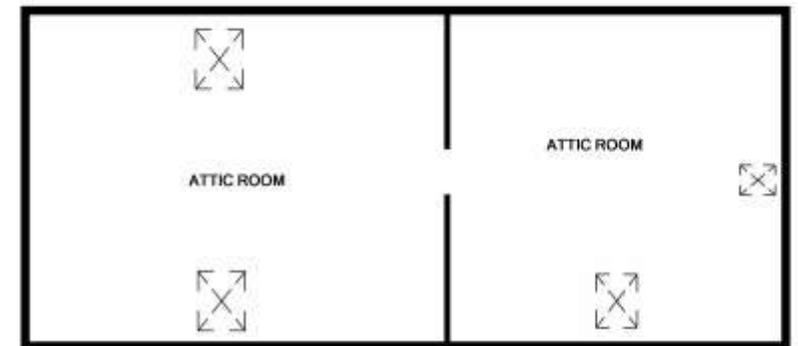
GROUND FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 690 SQ.FT.
(64.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1350 SQ.FT. (125.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 2144 SQ.FT.
(199.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 788 SQ.FT.
(73.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 2933 SQ.FT. (272.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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