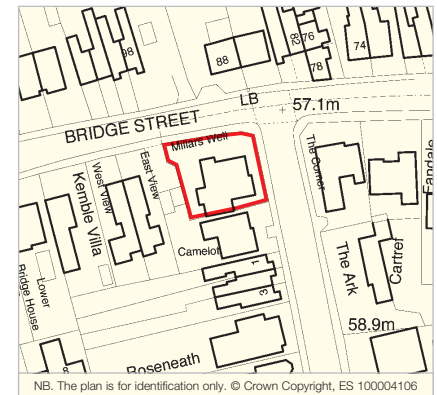


Ledbury Millars Well, Woodleigh Road, Herefordshire HR8 2BQ

- A Freehold Detached Three Bedroom Bungalow extending to Approximately 119.8 sq m (1,290 sq ft)
 - Occupying a Corner Plot with Garage
 - Close to Ledbury Rail Station (direct service to London Paddington)
 - Town Centre within walking distance
- ### Vacant Possession



To View

The property will be open for viewing every Tuesday and Friday before the Auction between 4.00 – 4.30 p.m. These are open viewing times with no need to register. (Ref: MW).

VACANT – Freehold Bungalow



Tenure

Freehold.

Location

The property is located on the west side of Woodleigh Road, at its junction with Bridge Street. Local shops and amenities are available in Ledbury town centre to the east, including Tesco, Co-op and Boots. Ledbury Rail Station is to the north and provides a direct service to London Paddington Station. The open spaces of Ledbury Park are within walking distance to the east. Local bus routes run along Bridge Street and the property is located within a catchment area for local schools.

Description

The property comprises a detached bungalow arranged over ground floor only. The property benefits from an attached garage, off-street parking and a garden.

Accommodation

Ground Floor – Reception Room, Three Bedrooms, Kitchen/Breakfast Room, Conservatory, Bathroom with WC and wash basin

NB. The property was not internally inspected by Allsop. Allsop understand the property extends to approximately 119.8 sq m (1,290 sq ft).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.