

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



INVESTMENT BUYERS ONLY

A Modern Mid Terraced property In A Convenient Location On The Outskirts Of Ledbury Benefiting from Electric Heating And Double Glazing With Accommodation Briefly Comprising Entrance Hall, Fitted Kitchen, Sitting Room, Two Bedrooms and Bathroom With Enclosed Rear Garden And One Allocated Parking space.

Guide Price £185,000

15 Elgar Close, Ledbury, Herefordshire HR8 2DF

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15 Elgar Close

Canopy Porch

Reception Hall

With glazed front door. Electric heater. Stairs to first floor.

Kitchen 3.23m (10ft 5in) x 1.86m (6ft)

Fitted with a range of base and wall mounted cupboards. Tall storage cupboard. Work surfaces with tiled surrounds. Stainless steel sink unit. Plumbing for washing machine. Double glazed window to front.

Sitting Room 4.08m (13ft 2in) x 3.82m (12ft 4in)

With double glazed window and door to rear.

First Floor Landing

Bedroom 1 3.82m (12ft 4in) x 3.13m (10ft 1in)

With electric heater. Double glazed window to rear.

Bedroom 2 3.82m (12ft 4in) x 2.42m (7ft 10in)

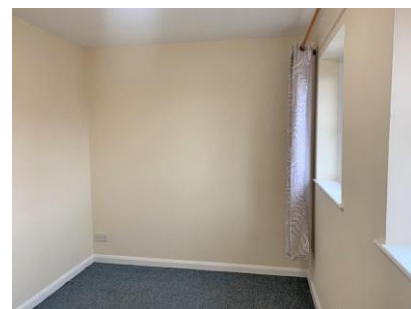
With airing cupboard. Electric heater. Access to roof space. Double glazed window to front.

Bathroom

With panelled bath with shower over and tiled surrounds. Wc. Wash hand basin. Shaver point.

Outside

To the front of the property tarmac hard standing area providing off road parking. To the rear is an enclosed garden with a paved patio. Garden shed included.



Directions

From the Agent's Ledbury office turn right and proceed down New Street. Continue past the COOP supermarket and Catholic church. Turn right opposite the cemetery into Elgar Close and the property will be found on the right hand side.

Services

We have been advised that mains water, electricity and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

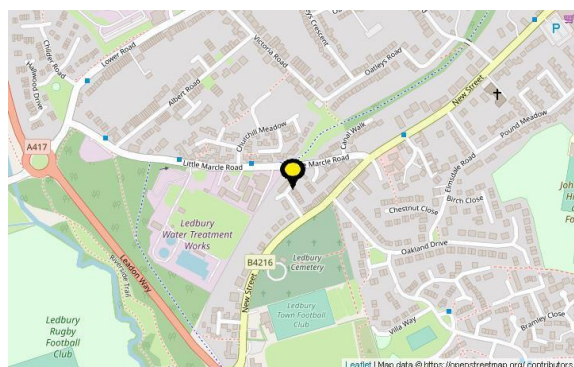
Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

Floor Plan:
Not to scale



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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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