



OFFERING CONSIDERABLE POTENTIAL A SPACIOUS 3-STOREY LISTED TOWNHOUSE SITUATED IN A VERY CONVENIENT TOWN CENTRE LOCATION WITH 5 BEDROOMS, LARGE CELLAR, WORKSHOP AND SMALL COURTYARD GARDEN. POSSIBLE COMMERCIAL USE SUBJECT TO CONSENT.

NO CHAIN

EPC: G

Offers in the region of: £250,000

6 The Southend, Ledbury, Herefordshire HR8 2EY



6 The Southend

Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

A spacious 3-storey Grade II Listed townhouse very conveniently located in a town centre conservation area.

The accommodation offers scope for updating and may offer potential for a number of commercial uses subject to any necessary consents.

It is arranged on the ground floor with an entrance hall, a spacious sitting room with dining area, kitchen, rear lobby with shower and WC off and a large workshop. On the first floor the landing gives access to three bedrooms and on the top floor there are two further bedrooms and a bathroom.

There is a large cellar and a small enclosed courtyard garden.

ACCOMMODATION:

Entrance Hall

With half-glazed front door. Walk-in cloak cupboard. Half-glazed door to:

Sitting Room With Dining Area 8.55m (27ft 7in) max. x 5.04m (16ft 3in) max.

With two tiled fireplaces, one with a fitted coal effect gas fire. Built-in cupboard. Large feature window to front with secondary glazing. Box bay window to rear with secondary glazing. Access to a large cellar with light and power. Staircase to the first floor.

Kitchen 4.54m (14ft 8in) x 2.48m (8ft)

Fitted with a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Gas cooker point. Fitted canopy hood. Window to side.

Rear Lobby

With plumbing for washing machine. Door giving access to the courtyard garden. Door to workshop. WC off.





Shower Room

With tiled shower cubicle and an inset wash basin.

Workshop 5.21m (16ft 10in) x 4.23m (13ft 8in)

Having a fitted stainless steel sink. Various units and shelving. Light and power. Window to rear.

Landing

With large walk-in cupboard/box room. Stairs to second floor.

Bedroom 1 4.90m (15ft 10in) max. x 3.51m (11ft 4in) plus bay

With bay window to front. Large fitted wardrobe.

Bedroom 2 5.06m (16ft 4in) max. x 3.18m (10ft 3in)

With tiled fireplace. Window to rear. Connecting door to Bedroom 3.

Bedroom 3 5.09m (16ft 5in) x 2.53m (8ft 2in)

With window to side.

Top Landing

Bedroom 4 4.83m (15ft 7in) max. x 3.64m (11ft 9in) max.

With window to front.

Bedroom 5 3.46m (11ft 2in) plus recess x 3.28m (10ft 7in)

With window to rear.

Bathroom

Having a panelled bath with shower over and fitted shower screen, wash basin and a WC. Fully tiled surrounds. Window to rear.

Outside

The property has a small enclosed courtyard garden.

Services

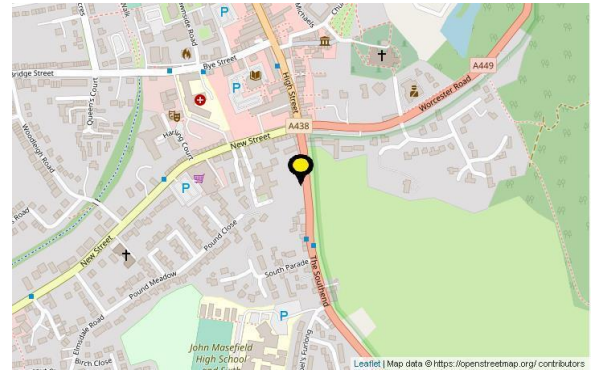
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should 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.

Directions

From the agents Ledbury office, turn right at the traffic lights in to The Southend. The property will then be found after a short distance on the right hand side.



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.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

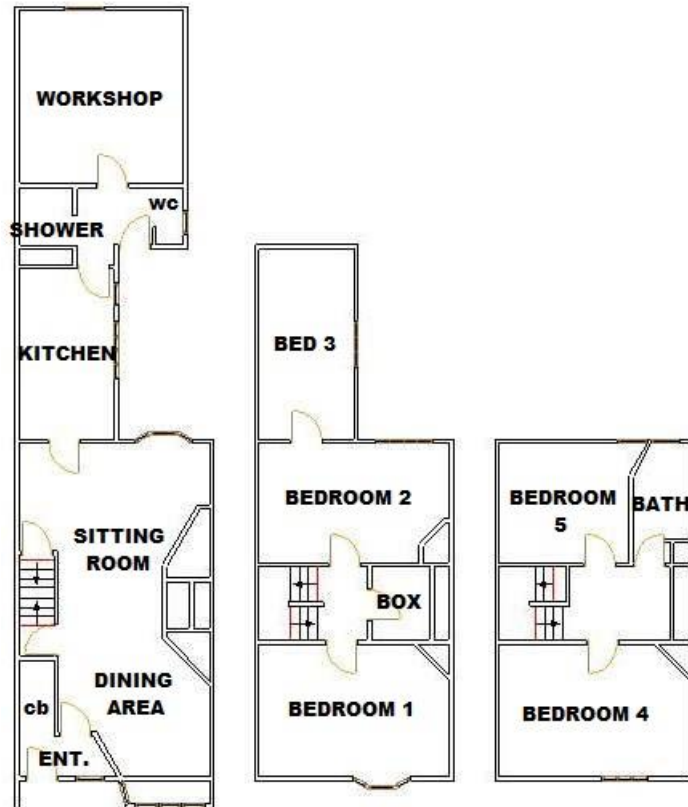
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "D"

EPC

The EPC rating for this property is G (6).



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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