

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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Situated In A Popular Residential Development A Four/ Five Bedroom Detached Family Home Offering Spacious And Flexible Accommodation With Two Reception Rooms, Well Appointed Breakfast/ Kitchen, Cloakroom, Master-Bedroom With Ensuite, Ground Floor Bedroom And Shower Room, Delightful Landscaped Garden And Single Garage With Driveway Parking.

AVAILABLE WITH NO ONWARD CHAIN.

Guide Price - £465,000

9 Jubilee Close, Ledbury, Herefordshire, HR8 2XA



9 Jubilee Close

Location & Description

9 Jubilee Close is located within the popular Deer Park residential development on the outskirts of Ledbury town. 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 detached family home benefitting from warm air gas central heating and double glazing throughout. The well presented accommodation is arranged on the ground floor with a large covered porch leading to the hallway, cloakroom with WC, dual aspect sitting room with access to the garden, separate dining room, spacious breakfast kitchen and bedroom with en-suite shower room off (this was converted from one of the original two garages. To the first floor is the master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Outside the property enjoys a delightful mature garden, beautifully landscaped with paved seating areas, ornamental pond and mature planting. A driveway to the front provides generous parking for several vehicles with access to the single attached garage.

The property is available with no onward chain.

ACCOMMODATION

Large Covered Porch

With outside light.

Entrance hall

With staircase to first floor. Understairs cupboard. Telephone point. Doors off to:

Cloakroom

With WC. Wash basin. Window to front. Fully tiled.

Ground Floor Bedroom Suite 4.80m (15ft 6in) maximum x 2.73m (8ft 10in)

Converted from one of the original two garages. Window to front. Door to en-suite shower room with WC, wash basin and shower cubicle with electric MIRA shower. Extractor fan.

Dining Room 3.04m (9ft 10in) x 3.02m (9ft 9in)

With sliding glazed doors from the hallway. Window to rear with garden views. Double doors opening to:

Living Room 6.38m (20ft 7in) x 3.59m (11ft 7in)

Dual aspect with bay window to front and French windows opening onto the attractive rear garden. Feature brick fireplace with oak mantle and shelving. TV point.

Breakfast Kitchen 5.35m (17ft 3in) x 4.52m (14ft 7in)

Well appointed with a range of wooden fronted units incorporating wall and base cupboards with work surfaces over and matching upstands/splashback. Stainless steel sink unit with mixer tap.





Tall larder cupboard with housing for fridge/freezer. Space for Rangemaster style cooker. Plumbing for washing machine. Space for tumble dryer and freezer. Warm air gas central heating boiler. Tiled flooring. Windows to side and rear with door to the garden.

First Floor Landing

With window to front. Airing cupboard housing hot water tank.

Bedroom 1 3.49m (11ft 3in) maximum x 3.59m (11ft 7in) maximum

With window to front. Fitted with a range of wardrobes, drawers and dressing table. Door to:

En-Suite Shower Room

Suite comprising WC, wash basin with mirror over and shaver point. Large shower cubicle MIRA electric shower.

Family Bathroom

Suite comprising WC, wash basin with mirror over and shaver point. Panelled bath with electric shower over and glazed screen. Fully tiled. Window to rear.



Bedroom 2 3.07m (9ft 11in) x 3.10m (10ft)

With fitted wardrobes. Window to rear.

Bedroom 3 3.20m (10ft 4in) x 3.20m (10ft 4in)

Currently used as a dressing room with a range of fitted wardrobes. Window to front

Bedroom 4 2.68m (8ft 8in) x 2.32m (7ft 6in)

With window to rear.

Outside

To the front of the property is a generous area of lawn.

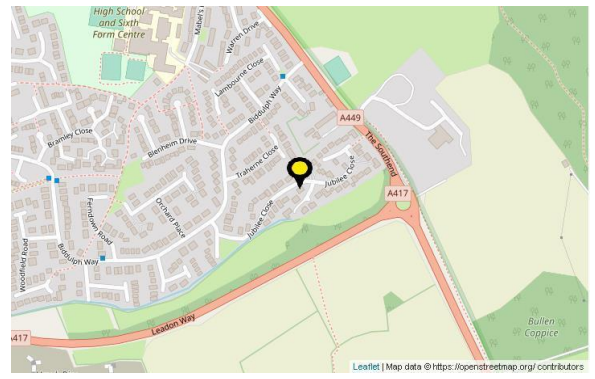
A driveway provides parking for several vehicles and gives access to the single garage (15'6 x 8'1) with roller door, light and power.

A gated pathway to the side of the property gives access to the delightful enclosed rear garden which is thoughtfully landscaped with a lawn, paved seating areas, ornamental pond, pergola and a lovely selection of mature shrubs trees and seasonal flowers. There is a greenhouse, garden shed and useful outside tap.



Directions

From the Agent's Ledbury office turn right at the traffic lights and proceed along the Southend. Turn right into Biddulph Way, proceed down the hill and turn left into Jubilee Close. Turn left again and the property will be found after a short distance on the left hand side.



Services

We have been advised that 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 imply 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.

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 formally 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

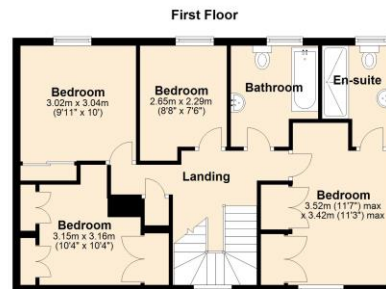
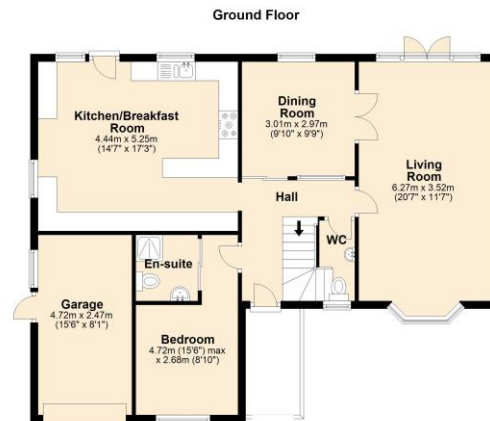
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "E"

EPC

The EPC rating for this property is D (63).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other fixtures are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified). Copyright: Escart Ltd. Plan produced using PlanUp.

9 Jubilee Close, Ledbury

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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