



A DECEPTIVELY SPACIOUS AND VERY WELL PRESENTED SEMI-DETACHED HOUSE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 5 BEDROOMS, 3 RECEPTION ROOMS, CONSERVATORY, REFITTED KITCHEN, 2 BATHROOMS, A DELIGHTFUL WELL STOCKED PRIVATE GARDEN, GARAGE AND OFF ROAD PARKING

INSPECTION ESSENTIAL - EPC: D

2 Catherines Acre – Offers in excess of : £399,950

Mabels Furlong, Ledbury, Herefordshire HR8 2HQ

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2 Catherines Acre

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

Situated at the end of a cul de sac on the outskirts of Ledbury a deceptively spacious semi-detached house standing in a most delightful well stocked private garden.

The very well presented accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with an enclosed entrance porch, reception hall, contemporary refitted kitchen, inner lobby, shower room with WC, study, dining room, sitting room and a conservatory. On the first floor, the landing gives access to five bedrooms (two interconnecting) and a family bathroom with WC.

Outside there is a gated hardstanding providing off road parking and a detached garage.

The good sized attractively arranged garden is a particular feature of this property being fully enclosed and very well stocked.

ACCOMMODATION:

Enclosed Entrance Porch

With wooden front door. Double glazed windows. Quarry tile floor. Glazed door to:

Reception Hall

With telephone point. Single radiator. Dado rail. Stairs to first floor. Built-in understairs cupboard. Understairs recess.

Study 2.58m (8ft 4in) x 1.34m (4ft 4in) plus recess

With multi-pane door from hall. Single radiator. Double glazed window to rear.

Kitchen 5.14m (16ft 7in) x 2.45m (7ft 11in)

Refitted with an extensive range of contemporary units comprising a one and half bowl composite sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with upstands. Built-in oven with 4-ring induction hob and extractor over. Integral dishwasher. Plumbing for washing machine. Tiled floor. Double glazed windows to side and rear with fine outlook over the garden.

Inner Lobby

With matching tiled floor. Vertical radiator. Multi-pane door to garden.

Shower Room

Fitted with a white suite comprising a shower cubicle, wash basin and WC. Extractor fan. Double radiator. Tiled floor. Double glazed windows to side and rear.





Dining Room 3.66m (11ft 10in) x 3.49m (11ft 3in) max.

Having a feature exposed brick fireplace. Double radiator. Decorative coving. Multi-pane double glazed double doors to front giving access to an attractive terrace. Sliding wooden doors to:

Sitting Room 3.90m (12ft 7in) max. x 3.69m (11ft 11in)

With a feature fireplace. Decorative coving. Stripped floor. Multi-pane door from hall. Double glazed sliding doors to:

Conservatory 3.25m (10ft 6in) x 3.10m (10ft)

With dwarf walling and double glazed surrounds. Tiled floor. Very pleasant outlook over garden. Double glazed door to side and further double glazed double doors to rear.

Landing

With cupboard housing a Worcester gas fired boiler.

Bedroom 1 3.85m (12ft 5in) max. x 3.69m (11ft 11in)

Having a feature fireplace. Double radiator. Double glazed window to rear with pleasant outlook over the garden and fine far reaching views.

Bedroom 2 3.69m (11ft 11in) x 2.45m (7ft 11in) max.

With single radiator. Double glazed window to front.

Bedroom 3 2.89m (9ft 4in) x 2.73m (8ft 10in)

With single radiator. Double glazed window to front.

Bedroom 4 3.82m (12ft 4in) x 2.45m (7ft 11in)

With single radiator. Double glazed window to rear with fine outlook.

Bedroom 5 Off 3.30m (10ft 8in) x 2.45m (7ft 11in)

With access to roof space. Single radiator. Pleasant double aspect with double glazed windows to front and side.

Bathroom

Fitted with a white suite comprising a panelled bath, wash basin and a WC. Extensive tiled surrounds. Single radiator. Double glazed window to rear.

Outside

The property is approached through double wooden gates which lead to a hardstanding which provides off road parking and gives access to a detached garage.

Immediately to the front of the house is an attractive enclosed terrace with feature circular paving and selection of plants and shrubs.

To the side there is a cover area with established vine and an area of lawn.

The property has a most attractive rear garden which is very pleasantly arranged with a large slate terrace with steps leading down to a further area of lawn, two ornamental ponds and an wide selection of mature plants and shrubs. A wooden archway leads through to a vegetable garden, soft fruit patch and a selection of fruit trees. There is a further secluded paved seating area and two wooden sheds.

There are outside lights and tap.

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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

From the agents Ledbury office turn right at the traffic lights and proceed along The Southend. Turn right by the school into Mabels Furlong and towards the far end turn left opposite the school gates into a parking area with garages. Access to the property is down the side of the far garage on the right.



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 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: C

EPC

The EPC rating for this property is D (59)

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



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