

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



An Extended Three Bedroom Detached Bungalow Situated In A Pleasant Cul De Sac And Occupying A Corner Plot On The Popular Deer Park Development With Mature Garden, Lovely View Towards Ledbury Woods, Detached Garage And Generous Parking Area. EPC D.

AVAILABLE WITH NO ONWARD CHAIN.

Guide Price- £375,000

14 Ferndown Road, Ledbury, Herefordshire, HR8 2XH



14 Ferndown Road

Location & Description

14 Ferndown Road occupies a corner plot within a small cul de sac on the popular Deer Park residential development on the edge 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 modern extended detached bungalow occupying a generous corner plot with attractive garden and lovely views towards the hills beyond the town.

The property benefits from warm air gas central heating and double glazing throughout with accommodation comprising an entrance hall, "L" shaped sitting room with dining area off, extended kitchen / breakfast room, utility room and shower room, three bedrooms, bathroom and a separate WC.

Outside a driveway provides parking for several vehicles giving access to the detached garage. There is additional parking to the side of the garage for a motorhome/ caravan.

The property is available with no onward chain.

ACCOMMODATION

Glazed Entrance Porch

With tiled floor. Glazed front door to:

Entrance Hall

Cloaks cupboard. Cupboard housing warm air central heating boiler. Hatch to part boarded roof space with retractable ladder and light.

Sitting/Dining Room 6.85m (22ft 1in) maximum x 5.21m (16ft 10in) maximum

"L" shaped. Sliding patio doors onto the garden. TV and telephone points. Feature fireplace with coal effect gas fire. Open to the dining area with serving hatch to the kitchen. Window to rear with garden views.

Kitchen/Breakfast Room 6.38m (20ft 7in) x 2.76m (8ft 11in)

Fitted with a range of wooden fronted units comprising wall and base units with work surface over and tiled splash backs. Sink unit with mixer tap and drainer. Space for cooker. Plumbing for dishwasher. Window to rear and door to paved courtyard to the side. Sliding door to:

Utility Room

With base cupboard and work surface over. Plumbing for washing machine. Window and door to rear garden. Sliding door to:





Shower Room

Comprising shower cubicle with electric shower and tiled surrounds. Low level WC. Wash hand basin. Window to rear. Extractor fan.

Bedroom 1 3.75m (12ft 1in) x 3.49m (11ft 3in)

With side aspect double glazed window.

Bedroom 2 3.25m (10ft 6in) x 2.82m (9ft 1in)

With side aspect double glazed window.

Bedroom 3 2.48m (8ft) x 2.17m (7ft)

With front aspect double glazed window.

Bathroom

With a coloured suite comprising wash hand basin, panelled bath with shower over. Heated towel radiator. Double glazed window to rear. Airing cupboard housing hot water tank.

Separate WC

WC. Double glazed window to rear.

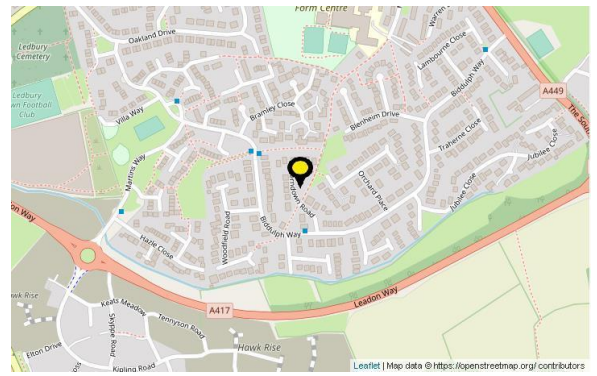
Outside

The bungalow occupies a corner position within the cul de sac and therefore benefits from a larger than average plot. The area of garden to the front and side of the property is laid to lawn with a lovely variety of shrubs, seasonal flowers and bulbs. Driveway parking leads to a detached garage 16'4" x 8'6" with light and power, up and over door and personal door to the side. There is ample space to the side of the garage for additional parking for a motorhome/ caravan. A side gate gives access to an enclosed paved courtyard with a garden shed, a pathway leads to the private rear garden laid mainly to lawn with a lovely selection of flowers, trees and shrubs and views towards the hills behind Ledbury.



Directions

From the Agent's office turn right at the traffic lights and proceed along The southend. Continue for a short distance, taking the right hand turn into Biddulph Way. Take the fourth road on the right into Ferndown Road where the property will be found on the right hand side on the corner.



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

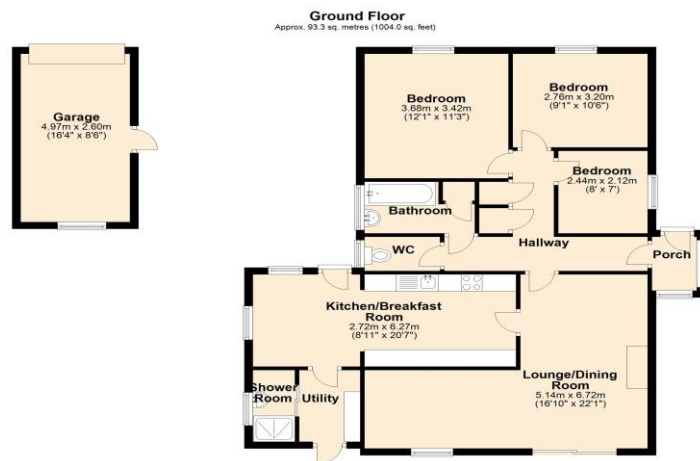
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "D"

EPC

The EPC rating for this property is D (60).



Total area: approx. 93.3 sq. metres (1004.0 sq. feet)

For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features 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).
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14 Ferndown Road, 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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