



VERY CONVENIENTLY LOCATED WITHIN A CONSERVATION AREA CLOSE TO THE TOWN CENTRE A CHARMING 3 BEDROOM CHARACTER TOWN HOUSE WITH MANY INTERESTING FEATURES AND HAVING THE BENEFIT OF GAS FIRED CENTRAL HEATING WITH OFF ROAD PARKING AND PRIVATE ENCLOSED GARDEN

NO CHAIN

EPC: D

Mews Cottage - Guide Price: £375,000

New Street, Ledbury, Herefordshire HR8 2DX

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Mews Cottage

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

Mews Cottage is a most interesting 3 storey semi-detached town house very conveniently located close to the town centre within Ledbury's conservation area.

The charming accommodation has many fine character features and benefits from gas fired central heating. It is arranged on the ground floor with an enclosed entrance porch, dining room, sitting room, inner hall with pantry, fitted kitchen and a utility room with WC off. On the first floor the landing gives access to two bedrooms and a shower room with WC. On the second floor there is an attic bedroom.

Outside a driveway provides off road parking for two cars and there are two enclosed and private courtyard gardens to side and rear.

Also located to the rear of the cottage is a useful external utility/workroom with WC and an adjoining covered storage area.

ACCOMMODATION:

Enclosed Entrance Porch

With glazed doors to both front and rear. Window to side. Wooden front door to:

Dining Room 4.31m (13ft 11in) max. into recess x 4.00m (12ft 11in) max.

Having a feature period Victorian tiled floor. Telephone point. Double radiator. Window to side. Stairs to first floor. Door giving access to an attractive staircase to the first floor.

Sitting Room 5.68m (18ft 4in) max. x 4.00m (12ft 11in) max.

With feature wooden fireplace with fitted coal effect living flame gas fire and raised hearth. Large built-in alcove cupboard housing a lagged hot water cylinder. Double and single radiators. Coving. Window to side. Glazed double doors giving access to the rear courtyard garden.

Inner Hall

With feature period Victorian tiled floor. Opening through to kitchen.

Pantry Off

With sliding wooden door, fitted shelving and cupboard, feature period Victorian tiled floor and electric light.





Kitchen 3.41m (11ft) x 2.06m (6ft 8in)

Fitted with a range of modern units comprising a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Tall storage cupboard. Fitted worktops. Built-in double oven. Fitted 4-ring gas hob with canopy hood over. Plumbing for dishwasher. Period Victorian tiled floor. Feature exposed wall timbers. Window to side. Further roof window. Door to:

Utility Room 2.48m (8ft) max. x 2.22m (7ft 2in)

With fitted floor and wall cupboards. Worktops. Wall mounted Worcester gas fired boiler. Exposed wall timbers. Window and door to side.

WC Off

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Tiled floor. Exposed timbers. Window to rear.

First Floor

Landing

With fitted linen cupboard. Further fitted cupboard with water tank. Double radiator. Roof window to side. Staircase to second floor and the attic bedroom.

Bedroom 1 4.11m (13ft 3in) max. x 3.35m (10ft 10in)

With deep built-in wardrobe. Further built-in cupboard. Single radiator. Coving and dado rail. Window to side.

Bedroom 2 3.90m (12ft 7in) max. x 3.66m (11ft 10in)

With fitted bookcase shelving. Single radiator. Coving and dado rail. Window to side.

Shower Room

Fitted with a white suite comprising a large tiled shower cubicle, inset wash basin with tiled vanity top and surrounds, cupboards under and a WC. Extractor fan. Single radiator. Window to rear.

Second Floor

Attic Bedroom 3.97m (12ft 10in) x 2.63m (8ft 6in) max.

With sloping ceiling. Exposed timbers. Window to side enjoying a fine elevated outlook with far reaching views.

Outside

To the front of the property a stone driveway provides off road parking for two cars.

Beyond the driveway is an enclosed and very private courtyard garden with established plants and shrubs and wooden pergola.

To the rear of the property there is a further enclosed a private courtyard garden with plants and shrubs. There is a useful covered storage area with outside tap. A gate to the side provides rear pedestrian access.

External Utility/Workroom 3.07m (9ft 11in) max. x 2.48m (8ft) max.

Having a fitted stainless steel sink unit with wall mounted hot water heater. Fitted worktops and shelving. Plumbing for washing machine. Window to side. WC off.

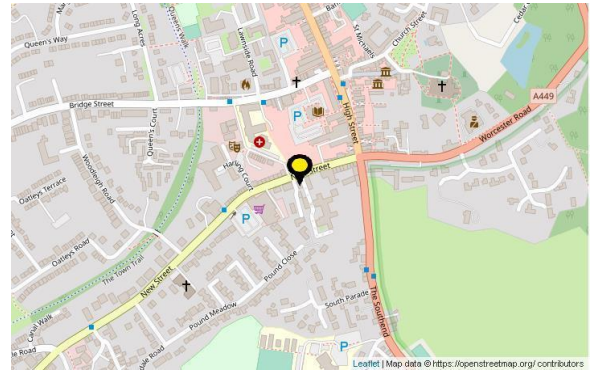


Tenure

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

Directions

From the agents Ledbury office turn right and proceed down New Street for a short distance. The property will then be located on the left hand side just after the post box and behind the property called Glenmore.



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.

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

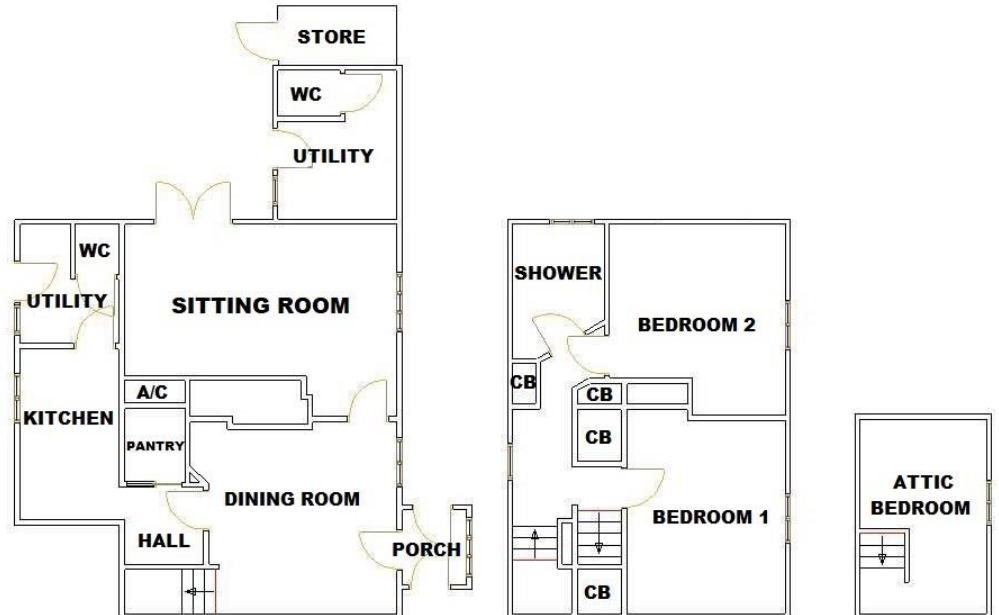
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "C"

EPC

The EPC rating for this property is D (57)



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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