



SITUATED WITHIN THE POPULAR DEER PARK DEVELOPMENT ON THE OUTSKIRTS OF THE TOWN A FOUR BEDROOM DETACHED FAMILY HOME BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH ACCOMMODATION BRIEFLY COMPRISING SPACIOUS SITTING ROOM, DINING ROOM, KITCHEN, CLOAKROOM WITH WC, FOUR BEDROOMS, FAMILY BATHROOM, PRIVATE REAR GARDEN, DETACHED SINGLE GARAGE AND DRIVEWAY PARKING. EPC D

AVAILABLE WITH NO ONWARD CHAIN.

Guide Price - £375,000

1 Spring Grove, Ledbury, Herefordshire, HR8 2XB



1 Spring Grove

Location & Description

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

1 Spring Grove is a four bedroom detached family home situated within a small cul de sac on the popular Deer Park Development on the outskirts of the town.

The property enjoys a generous corner plot and benefits from gas central heating and double glazing throughout with accommodation briefly comprising to the ground floor an entrance hall, cloakroom with WC, spacious light and airy sitting room with sliding patio doors opening onto the garden, dining room and fitted kitchen. To the first floor are four bedrooms and a family bathroom.

Outside the property benefits from gardens to the front and rear with driveway parking giving access to a detached single garage. The private enclosed rear garden is attractively landscaped with a paved seating area, small area of lawn and a low stone wall with raised flowerbeds.

The property would benefit from a scheme of updating and is available with no onward chain.

ACCOMMODATION

Covered Porch

Entrance Hall

With part glazed UPVC front door. Three stained glass part glazed windows. Radiator. Cloaks cupboard. Staircase to first floor. Doors to:

Cloakroom

With WC and wash hand basin. Radiator. Window to side.

Sitting Room 5.78m (18ft 8in) x 3.80m (12ft 3in)

With window to rear and sliding patio doors opening onto the garden. Feature fireplace with gas fire. TV point. Useful understairs cupboard. Radiator.

Archway to:

Dining Room 2.92m (9ft 5in) x 2.58m (8ft 4in)

With window to rear overlooking the garden. Radiator. Archway to:

Kitchen 4.52m (14ft 7in) x 2.68m (8ft 8in)

Fitted with a range of wooden fronted units comprising wall and base cupboards with work surfaces over. Stainless steel sink unit. Tiled flooring. Electric oven with gas hob over. Extractor





hood. Integrated fridge freezer. Plumbing for washing machine/dishwasher. Window to front and door to the side.

First Floor Landing

Radiator. Access to roof space. Airing cupboard with hot water tank.

Bedroom 1 3.30m (10ft 8in) x 3.15m (10ft 2in)

With window to rear overlooking the garden. Fitted double wardrobe. Radiator.

Bedroom 2 3.77m (12ft 2in) x 2.82m (9ft 1in)

With window to front. Useful fitted cupboard. Radiator.

Bedroom 3 3.04m (9ft 10in) x 2.92m (9ft 5in)

With window to rear overlooking the garden. Tiled shower cubicle with electric shower. Radiator.

Bedroom 4

With window to front. Useful fitted cupboard. Radiator.

Bathroom

Fitted with a coloured suite comprising WC, wash hand basin and corner bath with electric shower over. Radiator. Obscure glazed window to side.

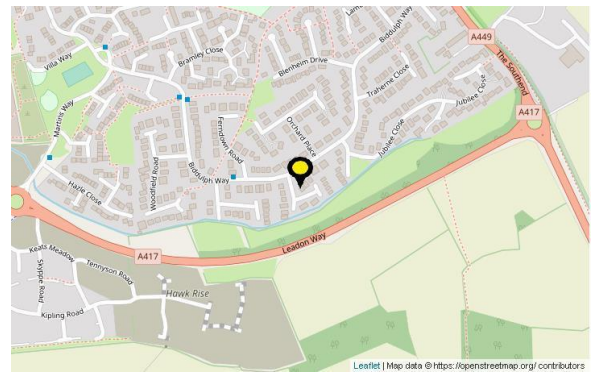
Outside

To the front of the property is a driveway leading to a single detached garage with up and over door and personal door to the garden. The front garden is laid mainly to lawn with inset flower borders and mature tree. Gated access to the side of the property leads to the enclosed and private rear garden, attractively landscaped with a paved seating area, small area of lawn and low stone walling with raised flower borders. 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 Spring Grove, NO1 is the first house 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 "D" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is D (65).



TOTAL FLOOR AREA: 1139 sq. ft. (105.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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

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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.