

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN EXCEPTIONALLY WELL PRESENTED REFURBISHED DETACHED PROPERTY SITUATED IN A POPULAR LOCATION CLOSE TO THE AMENITIES OF THE MARKET TOWN OF LEDBURY OFFERING FOUR BEDROOMED ACCOMMODATION WITH ONE BENEFITTING FROM AN EN-SUITE, ROOF TERRACE WITH WONDERFUL VIEWS, ENCLOSED GARDEN, OFF ROAD PARKING AND DOUBLE GARAGE. NO ONWARD CHAIN. EPC "D"

Hillcroft - Offers Over £645,000

29 Bank Crescent, Ledbury, Herefordshire, HR8 1AE



Hillcroft

Location & Description

Hillcroft is situated in a sought after location within the popular market town of Ledbury offering southern and westerly views towards Marcle Ridge and beyond.

Ledbury has an excellent range of local facilities including shops, schools, churches, hotels, restaurants, theatre, mainline railway station, community hospital and doctor surgery. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles away. The M50 motorway is approximately 4 miles to the South of the town.

Property Description

Hillcroft is a characterful detached property offering spacious accommodation which has been lovingly refurbished by the current owners. It benefits from gas central heating and double glazing throughout.

The property currently comprises kitchen, scullery kitchen, WC, living room, dining room, four bedrooms (with one benefitting from an en-suite), family bathroom and roof terrace offering spectacular views.

The property is accessed via a private driveway leading to the double garage. The lawned foregarden is flanked by mature shrubs and plants. The driveway also takes you to a low brick opens to a pathway which leads to the front door opening to

Entrance Hall

Tile effect floor, radiator and stairs to first floor. Understairs cupboard. Doors opening to living room (described later) and door opening to

Kitchen 4.44m (14ft 4in) x 3.54m (11ft 5in)

Newly fitted tile effect floor, two ceiling light fittings, radiator and double glazed window to side aspect. Range of base and eye level units with worksurface over. Integrated **FRIDGE FREEZER**, secondary undercounter **FRIDGE** and **WINE FRIDGE**. Five ring gas **HOB** with **EXTRACTOR** over and electric **OVEN** below. Central island with seating and storage. Door opening to

Scullery Kitchen 4.21m (13ft 7in) x 2.58m (8ft 4in)

Tiled floor, three double glazed windows to side and rear aspects. Spotlights, radiator and door opening to garden (described later). Base and eye level units with worksurface over. Stainless steel sink with mixer tap and drainer. Four ring gas **HOB** with **EXTRACTOR** over and **OVEN** below. Integrated **DISHWASHER**, integrated **WASHING MACHINE** and integrated **DRYER**. Door opening to

WC

Tiled floor, ceiling light fitting, double glazed window with obscured glass. Low level WC, wash hand basin and wall mounted boiler

Living Room 6.64m (21ft 5in) x 3.69m (11ft 11in)

New carpet, three wall mounted lights, two radiators and double glazed window to side aspect. Wood burner with tiled hearth and wooden surround. Double doors opening to





Dining Room 4.49m (14ft 6in) x 2.84m (9ft 2in)

New carpet, ceiling light fitting, two wall mounted lights and radiator. Double glazed windows to side and rear aspect. Door opening to

Bedroom 1 3.38m (10ft 11in) x 3.25m (10ft 6in)

New carpet, ceiling light fitting, radiator and double glazed window to side aspect. Fitted wardrobe. Door opening to

En-Suite

Tiled floor, tiled walls, ceiling light fitting, and radiator. Low level WC, wash hand basin, shower cubicle and extractor

FIRST FLOOR

Half Landing

New carpet, double glazed window and stairs to landing. Door opening to

Bedroom 4 4.21m (13ft 7in) x 2.66m (8ft 7in)

Wood effect floor, ceiling light fitting, radiator and double glazed window to front and rear aspect. Loft access point

Landing

New carpet, two pendant light fittings and circular double glazed window. Airing cupboard housing lagged hot water cylinder. Double glazed door opening to roof terrace (described later). Doors to all rooms

Bedroom 2 3.69m (11ft 11in) x 3.59m (11ft 7in)

New carpet, pendant light fitting and radiator. Double glazed window to side aspect with wonderful views and double glazed window to rear aspect

Bedroom 3 3.72m (12ft) x 3.61m (11ft 8in)

New carpet, pendant light fitting, radiator and fitted wardrobes. Double glazed windows to front and side aspect

Bathroom

Wood effect tiled floor, spotlights, radiator and two double glazed windows with obscured glass. Low level WC, double sink with storage below and double ended bath with shower over

Roof Terrace

Tiled floor with wrought iron railing offering stunning views over Ledbury town and towards Marcle Ridge. The perfect spot to sit and enjoy an evening tippie

Outside

Opening from the kitchen a patio area is ideal for entertaining family and friends.

The remaining garden is laid to lawn with well maintained hedge borders

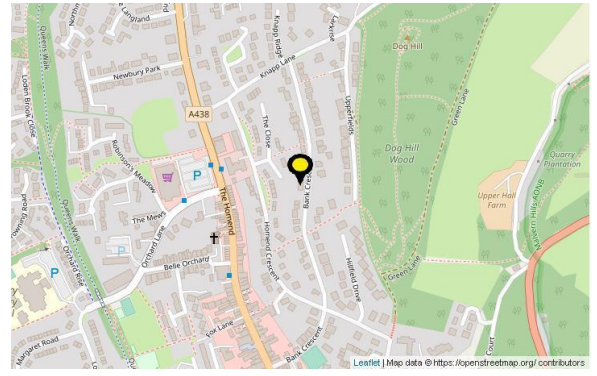
Garage 6.17m (19ft 11in) x 4.47m (14ft 5in)

With up and over door. Window to rear aspect and door opening to rear



Directions

From the agents Ledbury office turn left at the traffic lights at the top of New Street and proceed down through the town past the Market House. Take the next right into Bank Crescent follow the road round where the property can be found 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) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "F" 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 (63).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2023

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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Ledbury Office
01531 634648

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

