

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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SITUATED WITHIN A CUL DE SAC IN A MUCH FAVOURED RESIDENTIAL AREA WITHIN LEDBURY TOWN A SPACIOUS FOUR BEDROOM DETACHED HOUSE OFFERING WELL APPOINTED ACCOMMODATION COMPRISING TWO RECEPTION ROOMS, CLOAKROOM WITH WC, MASTER BEDROOM WITH EN-SUITE BATHROOM, MATURE ENCLOSED GARDEN AND ATTACHED GARAGE WITH GENEROUS DRIVEWAY PARKING. EPC D

AVAILABLE WITH NO ONWARD CHAIN

12 Pound Close - Guide Price £630,000

Ledbury, Herefordshire, HR8 2SU



12 Pound Close

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

12 Pound Close is a spacious four bedroom detached house, one of only three similar properties, located within a small cul de sac in a much favoured residential area within Ledbury.

This well presented and spacious property benefits from gas central heating and double glazing throughout with accommodation comprising on the ground floor a spacious reception hall with staircase off, cloakroom with WC, breakfast kitchen, light and airy living room with sliding patio doors leading to the garden and double doors opening to the dining room. To the first floor the galleried landing leads to the master bedroom with en-suite bathroom, shower room and three further bedrooms.

Outside the property is approached via a private roadway which leads to a bloc paved driveway providing parking for several vehicles and an attached single garage. To the rear is an attractive part walled garden laid mainly to lawn with flower beds and borders and a paved seating area.

The property is available with no onward chain and the agent highly recommends an early inspection.

ACCOMMODATION

Entrance Hall

Spacious hallway with UPVC double glazed front door and glazed side panel. Stairs to first floor with storage under. Radiator. Storage cupboard. Doors to:

Cloakroom

With double glazed window to side. WC, vanity unit with wash hand basin. Tiled surrounds. Tile effect flooring. Radiator.

Breakfast/Kitchen 5.04m (16ft 3in) x 2.09m (6ft 9in)

With double glazed windows to rear overlooking the garden and door to side. Fitted with a range of contemporary units including wall and base cupboards. Work surfaces over. Ceramic Belfast style sink with separate food waste disposal unit.

Integrated appliances including NEFF double oven, eye level microwave, ceramic hob with extractor hood over and dishwasher. Wall mounted gas central heating boiler. Breakfast bar with plumbing for dishwasher under.

Tiled surrounds and flooring. Ceiling downlighters.

Living Room 6.04m (19ft 6in) x 3.59m (11ft 7in)

With double glazed window to front and sliding patio doors onto the garden. Feature fireplace with living flame coal effect gas fire. Radiator. TV point. Glazed panelled door to:





Dining Room 3.25m (10ft 6in) x 2.99m (9ft 8in)

With double glazed window to rear with views over the garden. Radiator.

Galleried Landing

Feature arched window to front. Airing cupboard with hot water tank and useful shelving. Hatch to part boarded roof space. Radiator. Doors to:

Master Bedroom 5.61m (18ft 1in) x 3.18m (10ft 3in)

With double glazed window to rear. Over bed fitted wardrobes and drawers. Radiator. Ceiling down lighters. Door to:

En-Suite Bathroom

With white suite comprising WC, vanity unit with wash hand basin, panelled bath with electric MIRA shower and glazed shower screen. Tiled walls.



Bedroom 2 3.59m (11ft 7in) x 3.23m (10ft 5in)

With double glazed window to rear. Fitted wardrobe. Radiator.

Bedroom 3 5.52m (17ft 10in) x 3.15m (10ft 2in)

Two double glazed windows to front. Fitted cupboard and dressing table with mirror. Radiator. Ceiling down lighters.

Bedroom 4 3.04m (9ft 10in) x 2.92m (9ft 5in)

With double glazed window to rear. Fitted wardrobe. Ceiling down lighters.

Shower Room

Fitted with a white suite comprising a vanity unit incorporating low level WC and wash hand basin. Shower cubicle with shower wall panelling and glazed screen. Chrome ladder radiator. Ceiling down lighters. Extractor fan. Double glazed window to front.



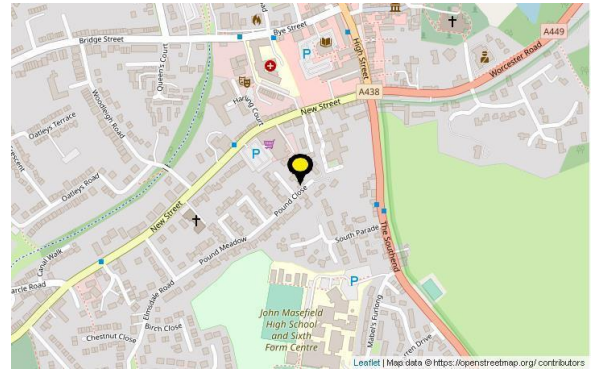
Outside

The front garden is laid to lawn which borders a bloc paved driveway providing generous off-road parking and leads to the attached single garage 19'10" x 9'0" with electric up and over door and personal door to the rear garden. Gated side access leads to the enclosed rear garden, laid to lawn with borders of mature shrubs and trees and a paved seating area. Outside cold water tap. There is a useful garden shed included in the sale.



Directions

From the agents Ledbury office turn right and proceed along New Street. Continue on past the supermarket and then turn left into Elmsdale Road. Turn left at the T-junction into Pound Meadow, continue to the end of the road and bear right onto a private road, NO 12 if the first house on the right 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 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 "E"

EPC The EPC rating for this property is D (66).



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.

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.
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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.
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