

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DETACHED THREE BEDROOM BUNGALOW OFFERING WELL PRESENTED ACCOMMODATION SITUATED WITHIN A DESIRABLE RESIDENTIAL CUL DE SAC WITHIN THE TOWN WITH DELIGHTFUL PRIVATE GARDEN, ATTACHED GARAGE AND DRIVEWAY PARKING.

EPC D

3 Pound Close - Guide Price £475,000

Ledbury, Herefordshire, HR8 2SU

3 1 2



3 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

3 Pound Close is a well presented detached bungalow situated at the end of a small cul de sac in a much favoured residential area within the town.

The property benefits from gas central heating and double glazing throughout with accommodation briefly comprising a good sized reception hall, dual aspect sitting room with dining area, re-fitted kitchen, master bedroom with en-suite shower room, two further bedrooms and a re-fitted bathroom.

Outside there are mature gardens, the rear garden is private and enclosed with a south-westerly aspect. A driveway provides off road parking and gives access to an attached single **GARAGE**.

The agent recommends an early inspection to appreciate this lovely property.

ACCOMMODATION

Entrance Hall

Wooden entrance door with glazed side panel. Telephone point. Radiator. Two useful storage cupboards. Access to insulated roof space. Doors to:

Sitting / Dining Room 6.07m (19ft 7in) x 3.92m (12ft 8in)

With double glazed window to front and sliding patio doors onto the garden. Two TV points. Two radiators. Fireplace with coal effect living flame gas fire. Wall lights. Ceiling coving.

Kitchen 4.13m (13ft 4in) x 2.40m (7ft 9in)

Re-fitted with a range of contemporary units incorporating wall, base units and pan drawers. Synthetic sink unit with matching work surfaces over. Tiled splashback. Integrated appliances including **FRIDGE/FREEZER**, BOSCH combination **MICROWAVE/OVEN/GRILL** and an additional **OVEN**, induction **HOB** with extractor hood over. Plumbing for washing machine and space for tumble dryer. Tiled floor. Radiator. Double glazed window and door to the rear garden.

Master Bedroom 5.27m (17ft) x 3.51m (11ft 4in)

With double glazed window to rear. Fitted wardrobes. Radiator. TV point. Door to:

En-Suite Shower Room

With double glazed opaque window to side. WC, wash hand basin with mirror, shaver point and shelf over. Shower cubicle with MIRA electric shower. Radiator.





Bedroom 2 4.23m (13ft 8in) x 4.13m (13ft 4in)

With double glazed window to front. Radiator.

Bedroom 3 3.23m (10ft 5in) x 2.40m (7ft 9in)

With double glazed window to front. Radiator.

Bathroom

Re-fitted with a vanity unit incorporating WC and wash hand basin. Panelled bath with mixer tap with shower attachment. Half wall tiling and tile effect flooring.

Outside

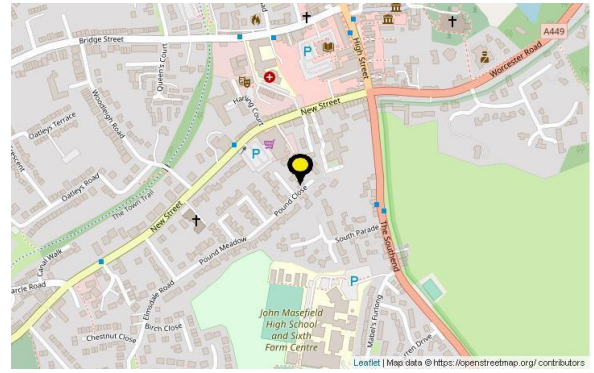
To the front of the property is a driveway which gives access to the attached **GARAGE** 20'11"X 8 '11" with up and over door, personal door to rear, light and power.

The garden to the front of the property has an area of lawn with shrub borders. A gate to the side leads to the delightful private rear garden, principally laid to lawn with well stocked flower borders, trees and shrubs. A feature of the garden is a sunken rockery with a lovely selection of plants along with a gravelled seating area to enjoy the south westerly aspect.



Directions

From the agents Ledbury office turn right and proceed down 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 and follow the road around to the left into Pound Close. The bungalow will then 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)

Council Tax

COUNCIL TAX BAND "E"

EPC

The EPC rating for this property is D (67).

GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors 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 Mapmaker 12/2022

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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