



AN ATTRACTIVE WELL APPPOINTED THREE BEDROOM END TERRACE TOWN HOUSE SITUATED IN A POPULAR AND VERY CONVENIENT CUL DE SAC LOCATION CLOSE TO THE RAILWAY STATION AND BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH KITCHEN, LIVING ROOM, ENSUITE MASTER BEDROOM WITH DRESSING ROOM, FAMILY BATHROOM AND A SOUTHERLY ENCLOSED REAR GARDEN. GARAGE AND PARKING. NO CHAIN. EPC C

6 Masefield Avenue - Guide Price £289,500

Ledbury, Herefordshire, HR8 1BW



6 Masefield Avenue

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

A modern well appointed 3 bedroom end terrace town house most conveniently situated in a popular cul-de-sac location on the outskirts of the town of Ledbury close to the railway station.

The well presented accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a reception hall, cloakroom with WC, sitting room and kitchen. On the first floor the landing gives access to two bedrooms and a family bathroom to the second floor there is a further bedroom with dressing room and en-suite shower room.

The property has a south facing garden which is enclosed and private to the rear. The property further benefits from a single attached garage and parking.

ACCOMMODATION

Entrance Hall

Carpet, stairs to first floor, doors to kitchen and living room and door to:

WC

Wood effect flooring, low level WC, obscured double glazed window, radiator and wash hand basin.

Kitchen 3.90m (12ft 7in) x 1.94m (6ft 3in)

Tile effect flooring, base and eye level units, work surface, sink with drainer, white goods including washer dryer and fridge freezer, electric OVEN, four ring gas HOB with extractor over, double glazed window to front

Living Room 5.04m (16ft 3in) x 3.97m (12ft 10in)

Carpet, radiator, storage cupboard, double glazed window and patio doors to decking.

Landing

Carpet, doors to all rooms

Bedroom 2 3.95m (12ft 9in) x 3.56m (11ft 6in)

Carpet, radiator, double glazed window to rear

Bedroom 3 3.95m (12ft 9in) x 3.35m (10ft 10in)

Carpet, radiator, two double glazed windows to front.

2nd Floor Landing

With door to:





Bedroom 1 4.02m (12ft 12in) x 3.97m (12ft 10in)

Carpet, double glazed window to front, airing cupboard with gas fired boiler. Open to:

Dressing Room 3.20m (10ft 4in) x 1.91m (6ft 2in)

Carpet, ceiling window and door to:

Shower Room

Wood effect flooring, ceiling window, low level WC, wash hand basin and shower cubicle

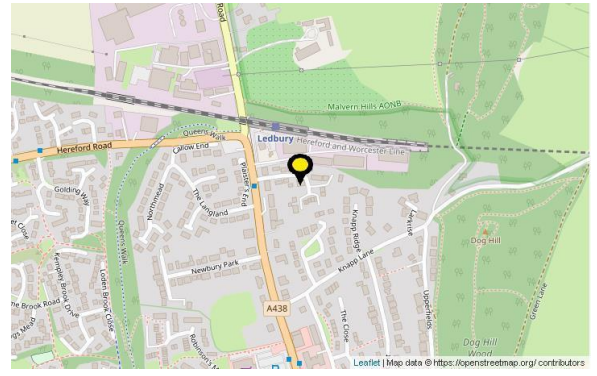
Outside

At the rear of the property there is a south facing private enclosed garden with decking and an area of lawn. The garden has a pedestrian gate which provides access to the parking area and single garage.



Directions

From the agents office turn left at the traffic lights and proceed along the High Street and the Homend. Continue straight over the traffic lights at Tesco and then turn right just before the railway station into Masefield Avenue. Proceed up the hill and the property will be located 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

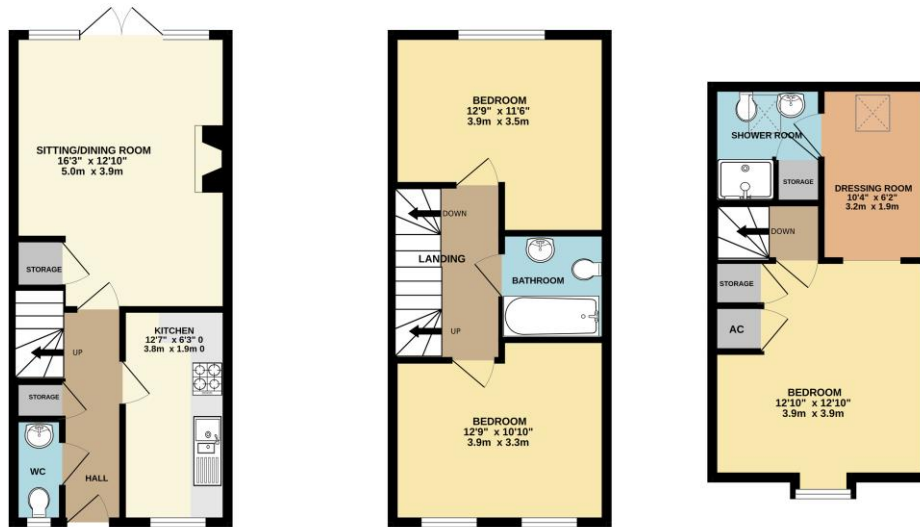
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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 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 C (74).



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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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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

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