

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ATTRACTIVE SEMI DETACHED PERIOD PROPERTY SITUATED IN ONE OF LEDBURY'S MOST SOUGHT AFTER RESIDENTIAL AREAS OFFERING GENEROUSLY PROPORTIONED THREE BEDROOMED ACCOMMODATION WITH OFF ROAD PARKING, GARAGE, WORKSHOP AND A DELIGHTFUL SOUTH FACING GARDEN.

INSPECTION ESSENTIAL. EPC D.

Holmesdale - Guide Price £525,000

Newbury Park, Ledbury, Herefordshire, HR8 1AS

3 2 1



Holmesdale

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

Holmesdale is an impressive semi detached period property situated in the much sought after residential area of Newbury Park, close to the train station and within walking distance of Ledbury town centre.

The property has been well maintained, benefitting from gas fired central heating and predominantly double glazed. The accommodation is generously proportioned and flooded with natural light throughout. The ground floor comprises an entrance porch, cloakroom, spacious entrance hall, sitting room with attractive bay window, dining room with an open fireplace and a breakfast kitchen with a walk in pantry. On the lower ground floor there is hobby room, which has potential to be adapted further and a separate utility room. A landing on the first floor leads to three double bedrooms and a family shower room.

Holmesdale enjoys a large south facing garden, which is attractively arranged with areas laid to lawn and mature shrub borders. A driveway provides off road parking for one vehicle and in turn leads to a **GARAGE** with an adjoining **WORKSHOP**.

Offered with no onward chain, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Porch Ceiling light, quarry tiled floor. Door to

Cloakroom Side facing opaque glazed window, ceiling light, extractor fan, low level WC, wash hand basin, radiator, quarry tiled floor.

Entrance Hall Cornicing, ceiling light, space for coat hooks, radiator, telephone point. Stairs to first floor with understairs storage cupboard. Access to Lower Ground Floor (described later). Doors to

Sitting Room 4.68m (15ft 1in) x 3.92m (12ft 8in) Attractive bay window with secondary glazing, cornicing, picture rail, ceiling light, gas fire with wooden surround and marble hearth, radiator, fitted bookcase.

Dining Room 4.44m (14ft 4in) x 3.23m (10ft 5in) Rear facing double glazed sash window overlooking the garden. Ceiling light,





picture rail, open fireplace with tiled surround, radiator, fitted bookcase.

Breakfast Kitchen 4.00m (12ft 11in) x 3.30m (10ft 8in) Rear facing double glazed sash window overlooking the garden. Strip light, stainless steel sink drainer unit with tiled surround and cupboard below, built in cupboards with shelving, space for electric cooker, radiator. Walk in pantry with cold slab, space for fridge freezer and shelving.

Lower Ground Floor Accessed via staircase from the Entrance Hall.

Hobby Room 4.06m (13ft 1in) x 3.66m (11ft 10in) Rear facing opaque glazed window, strip light, understairs storage recess, radiator, quarry tiled floor. Door to outside. Door to

Utility Room 3.20m (10ft 4in) x 2.40m (7ft 9in) Rear facing double glazed window, strip light, range of wall and floor mounted units with work surface over, stainless steel sink drainer unit, space and plumbing for washing machine, space for additional appliance, quarry tiled floor. Wall mounted gas fired Worcester boiler.

First Floor Landing Side facing sash window, ceiling light, access to insulated loft space with pull down ladder, built in cupboard with shelving, radiator. Doors to

Bedroom 1 4.31m (13ft 11in) x 3.92m (12ft 8in) Front facing sash window, ceiling light, built in double wardrobe with shelving. Airing cupboard housing hot water cylinder with slatted shelving.

Bedroom 2 4.44m (14ft 4in) x 3.25m (10ft 6in) Rear facing double glazed sash window overlooking the garden. Ceiling light, large built in wardrobe with shelving and cupboard above, ornate fireplace. Walk in wardrobe providing additional useful storage space.

Bedroom 3 4.00m (12ft 11in) x 3.69m (11ft 11in) Rear facing double glazed sash window overlooking the garden. Strip light, built in wardrobe with shelving.

Shower Room Suite comprising large walk in shower with electric Mira shower and panelled surrounds, vanity wash hand basin, low level WC. Side facing opaque glazed sash window, ceiling light, chrome ladder style towel rail, radiator.

Outside

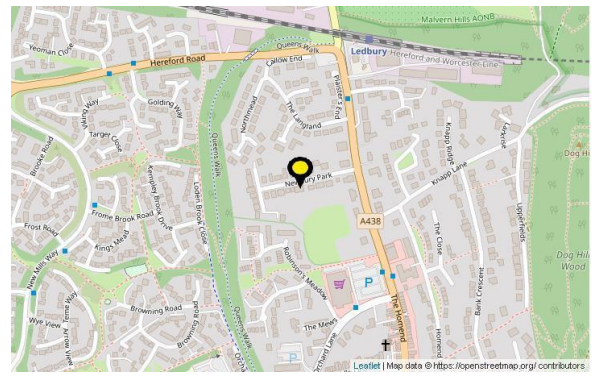
To the front of the property there is a tarmac driveway providing parking for one vehicle with access to a **GARAGE** (14'0" x 9'9") with electric roller door, power and light connected. Adjoining the garage there is a **WORKSHOP** (16'11" x 9'9") with power and light connected and a personal door with steps down to the rear garden. There is a small area of fore garden mainly laid to paving and attractive borders planted with spring bulbs and roses.

The property enjoys a large mature rear garden mainly laid to lawn with established shrub and plant borders. A paved patio provides a seating area with access to an external WC. There are **TWO SHEDS, GREENHOUSE**, an outside sink with water tap and a pond.



Directions

From the Agent's Ledbury Office, turn left at the traffic lights onto the High Street. Continue onto The Homend and through the traffic lights passing the petrol station on the right. After a short distance turn left onto Newbury Park and the property can be found half way down 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" 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 (58).



TOTAL FLOOR AREA: 1861 sq.ft. (172.9 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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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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Ledbury Office
01531 634648

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

