



A WELL APPPOINTED EXTENDED 3 BEDROOMED SEMI-DETACHED HOUSE BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH AN ATTRACTIVE REFITTED KITCHEN WITH DINING/STUDY AREA AND UTILITY ROOM, EASILY MAINTAINED GARDEN, LARGE GARAGE AND DRIVEWAY PARKING INSPECTION RECOMMENDED

EPC: D NO CHAIN

19 Oakland Drive - Guide Price £289,000

Ledbury, Herefordshire, HR8 2ER



19 Oakland Drive

Location

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 comfortable semi-detached house situated in a pleasant and very convenient residential location of the outskirts of town.

The property has been extended and offers well appointed accommodation benefiting from gas fired central heating and double glazing. It is arranged on the ground floor with an enclosed entrance porch, reception hall, sitting room, dining/study area, refitted kitchen, utility room and a cloakroom with WC. On the first floor the landing gives access to three bedrooms and a bathroom with shower and WC.

Outside a driveway and hardstanding provides parking for several vehicles and gives access to a larger than average single garage. To the rear of the property there is an easily maintained garden.

ACCOMMODATION:

Enclosed Entrance Porch

With double glazed sliding door to front. Double glazed sliding door to hall.

Reception Hall

With stairs to first floor. Built-in understairs cupboard. Dado rail. Single radiator.

Sitting Room 4.16m (13ft 5in) max. x 3.38m (10ft 11in)

With feature stone fireplace and TV plinth. Single radiator. Double glazed window to front. Attractive glazed door from hall. Opening through to dining area.

Dining/Study Area 2.61m (8ft 5in) x 2.53m (8ft 2in) min.

With a contemporary radiator. Double glazed windows to side and rear. Opening through to kitchen.

Kitchen 4.96m (16ft) max. x 2.48m (8ft)

Refitted with an attractive range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Tall storage cupboard. Fitted work tops with matching surrounds and concealed lighting. Built-in oven and separate microwave. Fitted 4-ring induction hob with stainless steel extractor hood over. Integral dishwasher. Integral fridge freezer. Chrome ladder radiator. Double glazed window to rear with outlook over garden. Attractive glazed door from hall. Matching glazed door to utility room.





Utility Room 2.53m (8ft 2in) max. x 2.45m (7ft 11in)

With plumbing for washing machine. Space for freezer or tumble dryer. Single radiator. Double glazed windows to side and rear. Composite double glazed door to side.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Double glazed window to rear.

Landing

With dado rail. Access to roof space. Airing cupboard housing the gas fired boiler.

Bedroom 1 4.16m (13ft 5in) max. x 3.07m (9ft 11in) max.

With two fitted wardrobes. TV point. Single radiator. Double glazed window to front.

Bedroom 2 3.30m (10ft 8in) max. x 3.07m (9ft 11in) max.

With TV point. Single radiator. Double glazed window to rear with pleasant outlook.

The large triple wardrobe may be available by separate negotiation.

Bedroom 3 3.07m (9ft 11in) x 2.22m (7ft 2in) max.

With fitted stairhead cupboard. Single radiator. Double glazed window to front.



Bathroom

Fitted with a white suite comprising a paneled bath with shower over, wash basin and a WC. Fully tiled surrounds. Single radiator. Double glazed window to rear.



Outside

To the front of the property a stoned hardstanding and driveway provide off road parking. A gated driveway to the side provides further parking and gives access to the larger than average single garage (20'10 x 9'4) with an up and over garage door, power, double glazed window to side, double glazed personal door to side.

To the rear there is an easily maintained garden being arranged with an area of lawn and stoned borders. There is a useful wooden shed and an outside tap.



Services

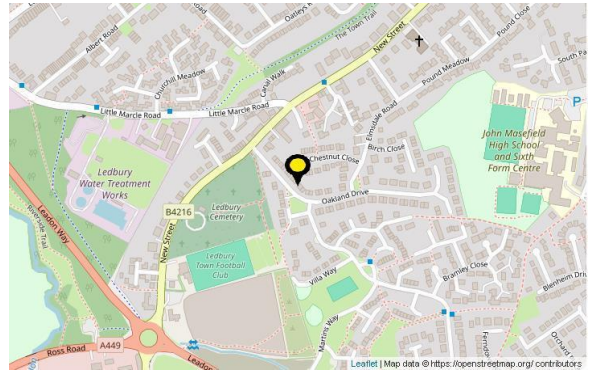
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should 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.

Directions

From the agents Ledbury office turn right and proceed down New Street. Turn left just before the cemetery into Oakland Drive and the property will then be located after a short distance on the left hand side.



General

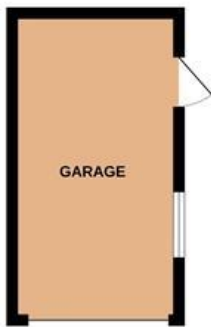
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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 C

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



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