

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MODERN 3 BEDROOMED TERRACE HOUSE IN A VERY CONVENIENT LOCATION ON THE OUTSKIRTS OF LEDBURY BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH ENCLOSED GARDEN AND OFF ROAD PARKING TO THE REAR

EPC: C NO CHAIN

Guide Price: £230,000

9 Martins Way, Ledbury, Herefordshire HR8 2XW



9 MARTINS WAY

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

Enjoying a pleasant outlook over a green to the front, a modern terraced house conveniently situated on the outskirts of Ledbury.

The well appointed accommodation has the benefit of gas fired central heating and double glazing. It is arranged with a canopy porch, reception hall, cloakroom with WC, a through living room with dining area, a fitted kitchen and rear garden room. On the first floor the landing gives access to three bedrooms and a bathroom with WC.

Outside there is an enclosed lawned garden to the front and a further enclosed garden to the rear with a large shed and a Carport providing off road parking.

ACCOMMODATION:

Canopy Porch

Reception Hall

With double glazed front door. Single radiator. Dado rail. Tiled floor. Stairs to first floor. Understairs recess.

Cloakroom

Fitted with a stainless steel wash basin and WC. Chrome ladder radiator. Half tiled surrounds. Tiled floor. Double glazed window to front.

Dining Area 3.72m (12ft) x 3.59m (11ft 7in) plus alcove

Having a feature brick fireplace with fitted coal effect electric fire. Fitted alcove cupboards and shelving. Single radiator. Built-in cupboard. Coving. Laminate flooring. Double glazed window to front. Archway through to the living room.

Living Room 3.69m (11ft 11in) x 2.97m (9ft 7in)

With single radiator. Coving. Laminate flooring. Double glazed window to rear.

Kitchen 2.97m (9ft 7in) x 2.68m (8ft 8in)

Fitted with a stainless steel sink with base unit under. Further base units. Drawer packs. Wall mounted cupboards. Feature black granite worktops with tiled surrounds. Built-in oven with 4-ring ceramic hob and integral extractor over. Integral dishwasher. Plumbing for washing machine. Coving. tiled floor. Double glazed window to rear. Double glazed door to garden room.





Garden Room 3.20m (10ft 4in) x 1.86m (6ft)

With space for fridge freezer. Cold water tap. Tiled floor. Double glazed windows to side and rear. Double glazed sliding doors to rear giving access to the garden.

Landing

With built-in cupboard. Airing cupboard housing a Worcester boiler. Access to roof space.

Bedroom 1 3.69m (11ft 11in) x 3.18m (10ft 3in)

With built-in wardrobe. Single radiator. Double glazed window to front with pleasant outlook over a green.

Bedroom 2 3.18m (10ft 3in) x 3.13m (10ft 1in)

With built-in wardrobe. Single radiator. Laminate flooring. Double glazed window to rear.

Bedroom 3 2.87m (9ft 3in) x 2.37m (7ft 8in)

With single radiator. Double glazed window to front with pleasant outlook.

Bathroom

Having a panelled bath with shower over and fitted shower screen, inset wash basin with drawer under and low level WC. Chrome ladder radiator. Wooden panelled ceiling. Feature tiled walls and floor. Double glazed window to rear.

Outside

Top the front of the property there is an enclosed garden being mainly laid to lawn with a few shrubs.

To the rear there is a further fully enclosed garden being arranged with a paved terrace with steps leading up to a small area of lawn.

There is a large timber shed and a CARPORT with double wooden gates proving off road parking. Vehicular access to the rear is via Katherines Walk.

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 at the traffic lights and proceed along the Southend. Turn right at the traffic island and proceed down the bypass. At the second roundabout turn right into Martins Way. The property will then be found on the right hand side just before the 'T' junction with Biddulph Way.



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

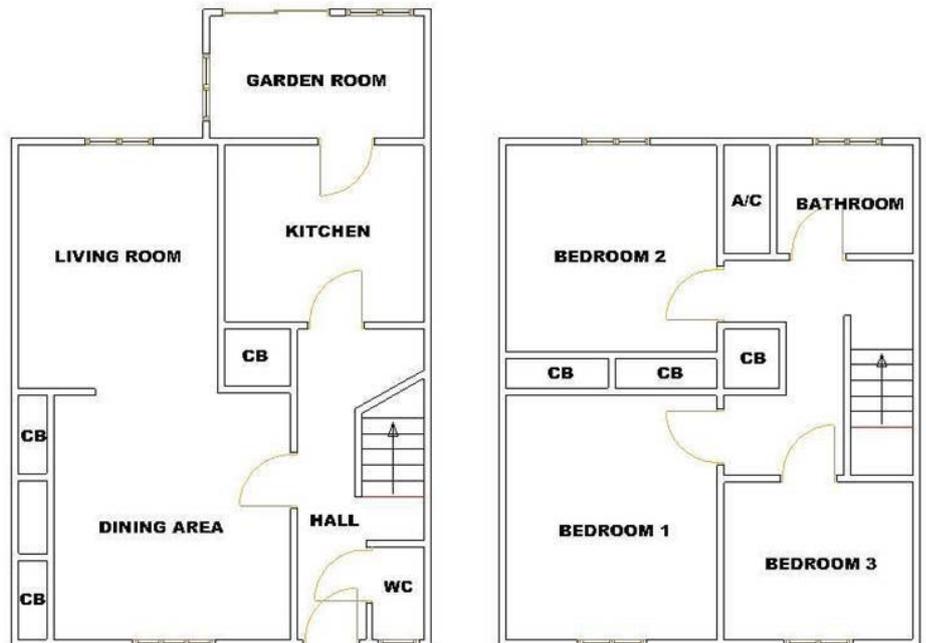
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "B"

EPC

The EPC rating for this property is C (71)



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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