



A SPACIOUS EXTENDED FOUR BEDROOM DETACHED HOUSE OCCUPYING AN END OF CUL DE SAC LOCATION OFFERING WELL APPOINTED ACCOMMODATION BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH TWO RECEPTION ROOMS, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, LANDING/STUDY AREA AND ATTRACTIVE PRIVATE GARDEN, GARAGE AND DRIVEWAY PARKING

EPC C

2 Leadon Place – Guide Price: £450,000

Ledbury, Herefordshire HR8 2GD



2 Leadon Place

Location

Leadon Place is situated within Ledbury which has a wide 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

Property Description

An attractive modern double fronted detached house occupying a pleasant end of cul de sac location on the outskirts of the town of Ledbury. The well presented extended accommodation has the benefit of gas fired central heating and double glazing. It is arranged at ground floor level with a canopy porch, reception hall, cloakroom with WC, sitting room, breakfast kitchen with family room and a utility room. On the first floor the landing gives access to a master bedroom with ensuite shower room, three further bedrooms, a family bathroom and an inner landing/study area. There is an enclosed private rear garden and a single garage with driveway parking.

The accommodation comprises (with approximate dimensions):

Canopy Porch

With outside light.

Reception Hall

With double glazed front door. Attractive slate flooring. Double radiator. Coving. Stairs to first floor with built-in understairs cupboard.

Cloakroom

Fitted with a white suite comprising wash hand basin and WC. Fully tiled surrounds and floor. Single radiator. Double glazed window to rear.

Sitting Room 5.76m (18ft 7in) x 3.23m (10ft 5in)

With feature stone fireplace and electric wood burning effect stove. Double glazed window to front and side. TV aerial point. Double radiator.

Open Plan Kitchen/Breakfast/Family Room 6.17m (19ft 11in) maximum x 5.42m (17ft 6in)

Re-fitted with a range of contemporary units comprising base cupboards and drawers with solid oak work surfaces over. Attractive display wall cabinets with plate rack and shelving. Integrated dishwasher. Range cooker with chimney hood over. Space for fridge freezer. Belfast style sink. Double glazed window to front. Slate flooring. Eight ceiling downlighters. Double radiator. Opening through to family room with matching slate flooring. Two radiators. Double glazed window to side and double doors giving access to the enclosed rear garden.





Utility Room 2.53m (8ft 2in) x 1.47m (4ft 9in)

Fitted with a stainless steel sink unit with base cupboard under. Wall mounted cupboards. Work surfaces with tiled surrounds. Plumbing for washing machine. Slate floor. Double glazed window to side and door to rear.

First floor Landing

Airing cupboard with useful shelving and gas central heating boiler. Radiator. Double glazed window to rear.

Master Bedroom 4.88m (15ft 9in) maximum x 3.25m (10ft 6in) maximum

With built-in double and single wardrobes. Double glazed window to side. Door to:

En-Suite Shower Room

Fitted with a white suite comprising a shower cubicle, wash hand basin and WC. Fully tiled surrounds and flooring. Shaver point. Extractor fan. Three ceiling downlighters. Double glazed window to front.

Bedroom 2 3.02m (9ft 9in) x 2.87m (9ft 3in)

With built-in double wardrobe. Radiator. Access to boarded roof space with drop down ladder. Double glazed window to front.

Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC. Fully tiled surrounds and flooring. Shaver point. Radiator. Three ceiling downlighters. Extractor fan. Double glazed window to front.



Inner Landing/ Study Area 2.87m (9ft 3in) x 1.99m (6ft 5in)

With built-in wardrobe. Radiator. Double glazed window to rear.

Bedroom 3 2.79m (9ft) x 2.61m (8ft 5in) maximum

Access to roof space. Radiator. Double glazed window to side enjoying a pleasant wooded outlook over the garden.

Bedroom 4 2.58m (8ft 4in) maximum x 2.51m (8ft 1in)

Radiator. Double glazed window to side with fine outlook.

Outside

To the front of the property there is a lawned garden with plants and shrubs. A driveway to side provides off road parking and gives access to a single garage. To the rear and side of the property there is a good sized, enclosed, private garden attractively arranged with a paved terrace, lawn, well stocked flowerbeds and two feature silver birch trees.

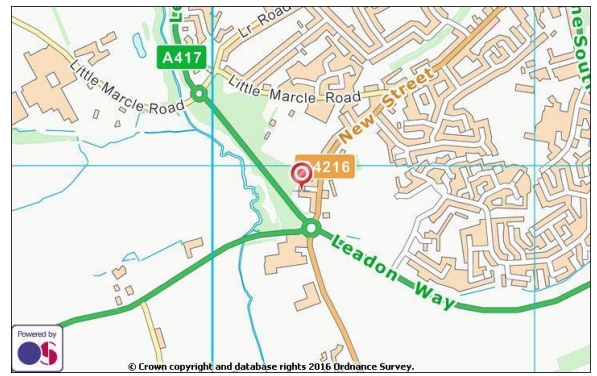


Directions

From the Ledbury office turn right and proceed down New Street. Continue past the supermarket and churches. Leaddon Place will then be located on the right hand side with number 2 in the far left hand corner.

Viewing

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



Services

We have been advised that mains electricity, water, gas and drainage are connected to the property. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised subject to legal verification 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.

Council Tax

COUNCIL TAX BAND E

EPC

The EPC rating for this property is C (69).



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.



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