



**AN ATTRACTIVE MODERN DETACHED HOUSE CONVENIENTLY LOCATED IN A VERY PLEASANT CUL DE SAC WITH FINE WOODED BACKDROP BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 4 BEDROOMS (1 ENSUITE), 2 RECEPTION ROOMS, ESTABLISHED PRIVATE GARDEN AND INTEGRAL GARAGE**

**EPC: D NO CHAIN**

**Guide Price: £395,000**

16 Challenger Close, Ledbury, Herefordshire HR8 2PW



## 16 CHALLENGER CLOSE

### 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 modern four bedroomed detached house conveniently situated on the outskirts of Ledbury in a very pleasant cul de sac enjoying a fine wooded outlook to the rear.

The well appointed accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a canopy porch, reception hall, sitting room, dining room, fitted breakfast kitchen, utility room and cloakroom with WC. On the first floor the landing gives access to a master bedroom with a refitted Ensuite shower room, three further bedrooms and a family bathroom.

Outside there is an integral garage with additional driveway parking and an established garden which is private to the rear and has a fine wooded backdrop.

### Canopy Porch

With outside light.

### Reception Hall

With double glazed front door. Double radiator. Coving. Stairs to first floor. Built-in understairs cloak cupboard. Wood effect laminate flooring.

### Sitting Room 5.09m (16ft 5in) x 3.28m (10ft 7in)

With feature fireplace. Two double radiators. TV point. Two wall light points. Coving. Double glazed window to front. Archway through to dining room.

### Dining Room 3.10m (10ft) x 2.79m (9ft)

With double radiator. Coving. Double glazed sliding doors to rear giving access to the garden. Connecting door to kitchen.

### Breakfast Kitchen 3.82m (12ft 4in) max. x 3.10m (10ft)

Fitted with a range of units comprising a composite sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and canopy hood over. Plumbing for dishwasher. Double radiator. Double glazed window to the rear overlooking the garden with a fine wooded backdrop.

### Utility Room 1.89m (6ft 1in) x 1.55m (5ft)

Having a composite sink with base unit under. Wall mounted cupboard. Work surfaces with tiled surrounds. Plumbing for washing machine. Wall mounted gas fired Worcester boiler. Double glazed door to side giving access to the rear garden.





#### Cloakroom

Fitted with a wash basin and WC. Half tiled surrounds. Single radiator. Double glazed window to rear.

#### Landing

With single radiator. Cupboard housing hot water cylinder. Access to roof space.

#### Bedroom 1 4.80m (15ft 6in) max. x 3.49m (11ft 3in) max.

With built-in double wardrobe. Large built-in cupboard. Single radiator. Double glazed window to front.

#### Ensuite Shower Room

Refitted with a contemporary white suite comprising a shower cubicle, inset wash basin with cupboard under and a WC. Chrome ladder radiator. Shaver light point. Extractor fan. Double glazed window to front.

#### Bedroom 2 4.39m (14ft 2in) max. x 2.53m (8ft 2in) max.

With built-in double wardrobe. Double radiator. Double glazed window to front.

#### Bedroom 3 3.49m (11ft 3in) max. x 2.53m (8ft 2in) max.

With built-in double wardrobe. Single radiator. Double glazed window to rear with fine wooded outlook.

#### Bedroom 4 3.49m (11ft 3in) x 2.35m (7ft 7in)

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

#### Bathroom

Having a panelled bath with shower over, wash basin and a WC. Extensive tiled surrounds. Shaver light point. Extractor fan. Double radiator. Double glazed window to front.

#### Outside

To the front of the property there is an area of lawn. A driveway provides off road parking and gives access to an integral single garage (16'4 x 7'11) with up and over door, light and power.

A gated pathway to the side of the house gives access to a private enclosed rear garden which is pleasantly arranged with a large paved terrace, area of lawn and beds well stocked with established plants and shrubs. There is a pergola, lean-to greenhouse and wooden garden shed. The garden also has an outside light, cold water tap and external power socket.

The garden has a wonderful wooded backdrop and a gate at the bottom of the garden gives access on to the town trail.

#### 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.

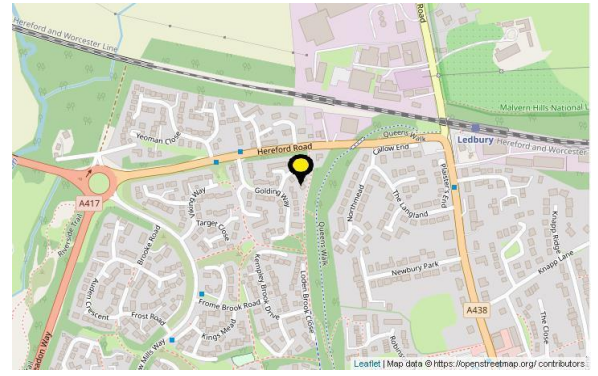
#### Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



## Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights at Tesco and bear left by the railway station. Proceed under the bridge and take the next left turn into Golding Way. Bear left into Challenger Close and the property will be found on the right 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 "E"

## EPC

The EPC rating for this property is D (64)



GROUND FLOOR



FIRST FLOOR

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