

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A 2 BEDROOMED SEMI-DETACHED BUNGALOW CONVENIENTLY SITUATED IN A POPULAR RESIDENTIAL LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH ATTRACTIVE ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING**

EPC (tbc)

NO CHAIN

## Guide Price: £267,500

60 Oakland Drive, Ledbury, Herefordshire HR8 2EX





## 60 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 bungalow in a popular and convenient residential location within Ledbury.

The accommodation has the benefit of gas fired central heating and double glazing. It comprises a recessed entrance porch, reception hall, sitting room, fitted breakfast kitchen, two bedrooms and a refitted bathroom with WC.

Outside there is a single garage, driveway parking and a well stocked garden which is enclosed and private to the rear.

### ACCOMMODATION:

#### Recessed Entrance Porch

With outside light.

#### Reception Hall

With double glazed front door. Built-in cloak cupboard. Airing cupboard. Single radiator. Access to roof space.

#### Sitting Room 5.30m (17ft 1in) x 3.38m (10ft 11in)

Having a gas fire with wooden surrounds (currently disconnected). TV point. Double radiator. Coving. Double glazed sliding patio doors to rear garden.

#### Breakfast Kitchen 3.41m (11ft) max. x 3.35m (10ft 10in) max.

Fitted with a range of modern units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Tall storage cupboard housing a Worcester gas fired boiler. Work surfaces with tiled surrounds. Built-in oven with 4-ring ceramic hob and stainless steel chimney hood over. Plumbing for washing machine. Double glazed window to rear with outlook over garden. Double glazed door to side.





**Bedroom 1** 3.77m (12ft 2in) x 3.38m (10ft 11in) max.  
With large fitted wardrobe. Single radiator. Double glazed window to front.

**Bedroom 2** 3.38m (10ft 11in) max. x 2.76m (8ft 11in) max.  
With fitted wardrobe. Single radiator. Double glazed window to front.

#### **Shower Room**

Refitted with a white suite comprising a panelled bath with shower attachment and fitted shower screen, wash basin and a WC. Shaver light point. Extractor fan. Single radiator. Double glazed window to side.



#### **Outside**

To the front of the property there is a stone terrace with established shrubs. A driveway to side provides off road parking and gives access to a single garage (16'10 x 7'10) with up and over door, window to side, light and power.

A gateway off the drive gives access to the enclosed and private rear garden which is pleasantly arranged with a paved terrace, area of lawn and a selection of established plants and shrubs. There is a greenhouse, outside tap and light.



#### **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**

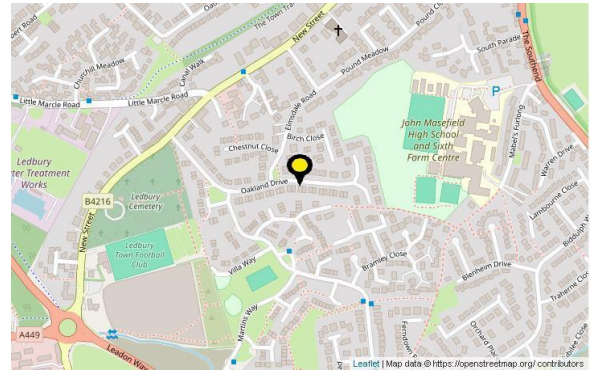
We are advised (subject to legal confirmation) that the property is Freehold.





## Directions

From the agents Ledbury office turn right and proceed down New Street. Continue on past the supermarket and Catholic Church. Turn left into Elmsdale Road and at the 'T' junction turn right. Continue to the next 'T' junction and turn left into Oakland Drive. The property will then be found on the right hand side as indicated by the agents For Sale board.



## 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

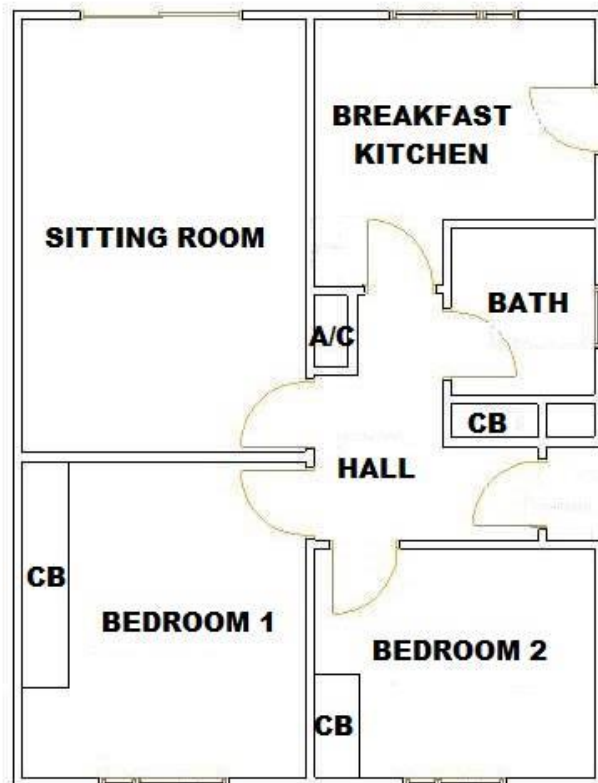
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND: C

## EPC

The EPC rating for this property is (tbc)



**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.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

**Ledbury Office**  
**01531 634648**

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