



**A Charming Semi-Detached Character Cottage Conveniently Situated Close To The Town Centre With Accommodation Comprising Two Reception Rooms, Breakfast Kitchen, Ground Floor Bathroom, Three Bedrooms, Separate Shower Room And Low Maintenance Courtyard Garden. EPC C**

**Guide Price - £265,000**

76 Bridge Street, Ledbury, Herefordshire, HR8 2AH



# 76 Bridge Street

## Location & Description

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 charming three bedroom semi-detached character cottage conveniently situated close to the centre of Ledbury town benefitting from gas central heating, double glazing and solar panels with spacious accommodation comprising to the ground floor an enclosed porch, entrance hall, sitting room, dining room, breakfast kitchen and bathroom. To the first floor are three bedrooms and a shower room with WC. Outside the property benefits from a small low maintenance gravelled garden to the front of the property with raised flowerbeds.

## ACCOMMODATION

### Enclosed Entrance Porch

Part glazed with wooden entrance door. Stone floor. Fitted storage bench. Storage cupboard housing solar panel control box. Spot light. Door to

### Entrance Hall

With stairs off to first floor. Tile effect flooring. Radiator. Open to:

### Breakfast Kitchen 3.69m (11ft 11in) x 3.41m (11ft)

With exposed timbers. Window to front. Fitted with a range of wall and base cupboards. Stainless steel sink unit. Central heating boiler. Plumbing for washing machine. Space for cooker and fridge. Door to:

### Inner Hall/ Utility Area

Useful storage space with shelving. Step up to:

### Bathroom

Fitted with a white suite comprising WC, wash hand basin, bidet and panelled bath with electric shower over and glazed shower screen. Radiator. Central light fitting.

### Sitting Room 3.87m (12ft 6in) x 3.69m (11ft 11in)

With bay window to front. Fireplace with wood burning stove. Fitted shelving. Step down and door to:





### **Dining Room 3.72m (12ft) x 3.49m (11ft 3in)**

Windows to front and side. Fitted cupboard and book shelves. Radiator.

### **Split landing**

Exposed timbers. Window to front. Cupboard housing fuse box. Step up to:

### **Bedroom 1 3.75m (12ft 1in) x 3.46m (11ft 2in)**

With exposed floor boards. Radiator.

### **Bedroom 2**

With exposed timbers. Window to front. Radiator.

### **Bedroom 3**

With window to front. Radiator. Telephone point.

### **Shower Room**

With window to front. Shower cubicle with electric shower. WC and wash hand basin. Airing cupboard with immersion water tank and solar boost controls. Hatch to loft space.

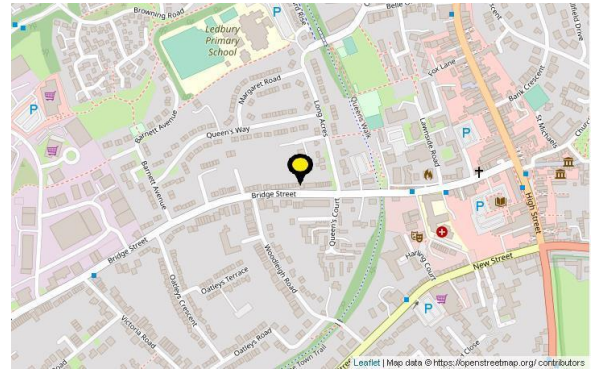
### **Outside**

A pathway leads to the front of the property giving access to the low maintenance fore garden, with gravelled borders and raised beds with seasonal planting. The neighbouring property has a pedestrian right of way across over the pathway to access their property.



## Directions

From the agents office turn left at the traffic lights and proceed along the high street. Turn left into Bye Street and continuing into Bridge Street. The property will be found on the right hand side just before the left turning into Woodleigh road.



## Services

We have been advised that 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.

## 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 C (72).



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

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### 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 leases and do not constitute, nor constitute part of, an offer or contract.
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