



A VERY WELL PRESENTED 3 BEDROOMED DETACHED HOUSE IN A PLEASANT END OF CUL DE SAC LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH CONVERTED GARAGE/UTILITY ROOM, DRIVEWAY PARKING FOR TWO CARS AND AN ENCLOSED REAR GARDEN

EPC: C NO CHAIN

Guide Price: £350,000

4 Spring Grove, Ledbury, Herefordshire HR8 2XB



4 SPRING GROVE

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 well presented detached house conveniently located in a popular cul de sac location on the outskirts of Ledbury.

The accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a reception hall, cloakroom with WC, sitting room, fitted dining kitchen. On the first floor the landing gives access to three bedrooms and a bathroom with WC.

An attached garage has been converted to provide a utility room and useful storage space. A driveway provides off road parking for two cars and there is an enclosed rear garden.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With double glazed front door.

Cloakroom

With a white suite comprising a wash basin with tiled splash back and a WC. Single radiator. Attractive oak door. Double glazed window to front.

Sitting Room 4.80m (15ft 6in) max. plus bay x 3.87m (12ft 6in) max. plus stairs

With oak door from hall. TV point. Two double radiators. Stairs to first floor. Understairs cupboard. Double glazed bay window to front. Attractive oak double doors to kitchen.

Dining Kitchen 4.83m (15ft 7in) x 3.04m (9ft 10in)

Fitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer packs. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4-ring ceramic hob with integral extractor over. Integral dishwasher. Double radiator. Tiled floor. Double glazed window to rear. Double glazed door and side panels to rear. Oak door to utility room.





Utility Room 2.42m (7ft 10in) x 2.42m (7ft 10in)

Converted from the garage with a fitted stainless steel sink with base unit under. further base units. Work surfaces. Plumbing for washing machine. Wall mounted Worcester gas fired boiler. Double radiator. Extractor fan. Double glazed door and window to rear. Door to remaining part of the garage providing useful storage.

Landing

With airing cupboard. Access to roof space. Double glazed window to side.

Bedroom 1 4.11m (13ft 3in) x 2.87m (9ft 3in) max.

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

Bedroom 2 3.15m (10ft 2in) x 2.87m (9ft 3in)

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

Bedroom 3 2.09m (6ft 9in) x 2.09m (6ft 9in)

With single radiator. Double glazed window to front.

Bathroom

Fitted with a modern white suite comprising a panelled bath with shower attachment and fitted shower screen, a wash hand basin and WC. Extensive tiled surrounds. Chrome ladder radiator. Double glazed window to rear.

Outside

To the front of the property there is off road parking and a selection of established plants and shrubs.

A gated pathway to the side of the house gives access to an enclosed rear garden which is arranged with a large paved terrace with steps leading up to an area of artificial lawn with well stocked deep borders. There is an outside tap and light.

Services

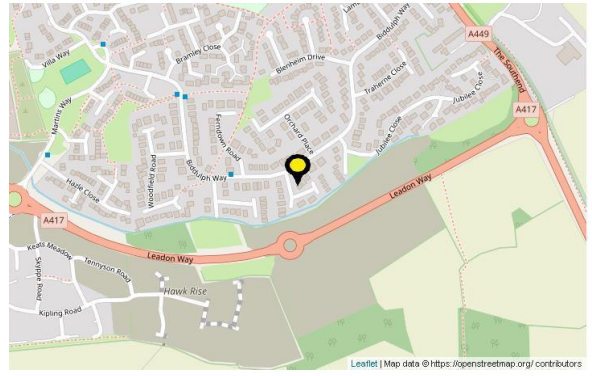
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should 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 at the traffic lights and proceed along the Southend. Take the second turning right into Biddulph Way and follow the road down. Spring Grove is the third turning on your left hand side and the property will be found on the left at the head of the cul de sac.



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 purchases/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 "D"

EPC

The EPC rating for this property is C (69)



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