



**A MOST CHARMING 3 BEDROOMED SEMI-DETACHED PERIOD HOUSE IN A MUCH SOUGHT AFTER LOCATION OFFERING VERY WELL PRESENTED EXTENDED ACCOMMODATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH ATTRACTIVE GOOD SIZED WELL STOCKED GARDEN**

**EPC: D**

**VIEWING HIGHLY RECOMMENDED**

## 1 Waverley Villas - Guide Price: £375,000

Newbury Park, Ledbury, Herefordshire HR8 1AU



# 1 Waverley Villas

## 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 very well presented semi-detached period house conveniently located in a much sought after residential location within easy reach of the town centre and close to the railway station.

The property has been extended and offers character accommodation which has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a reception hall, sitting room, dining room opening through to a fitted kitchen, rear lobby, cloakroom with WC and a utility room. On the first floor there are three good sized bedrooms and bathroom.

Outside there is a good sized very well stocked colourful garden which is enclosed to the rear.

## ACCOMMODATION:

### Reception Hall

With composite double glazed front door.  
Single radiator. Stairs to first floor. Double glazed window to side.

### Sitting Room 3.82m (12ft 4in) max. x 3.38m (10ft 11in) plus bay

With fireplace recess. Picture rail. TV point. Double radiator.  
Stripped door. Double glazed bay window to front.

### Dining Room 4.13m (13ft 4in) max. x 3.38m (10ft 11in)

Having a feature fireplace (fitted gas fired stove is not in working order). Double radiator. Attractive quarry tile floor. Stripped door.  
Double glazed window to side. Double glazed double doors to rear garden. Archway to kitchen.

### Kitchen 2.68m (8ft 8in) max. x 2.66m (8ft 7in) into recess

Fitted with a good range of units comprising a stainless steel sink and drainer with base unit under. Drawer packs. Wall mounted cupboards. Tall pull-out cupboard. Wooden work tops with attractive tiled surrounds. Built-in AEG Oven. Further built-in AEG combination microwave/oven. Arched recess housing an AEG 4-ring induction hob with integral extractor over. Integral AEG fridge and dishwasher. Low level plinth heater. Double glazed window to side.

### Rear Lobby

With composite double glazed door to side.

### Cloakroom

Fitted with a white suite comprising an inset wash basin with cupboard under and tiled splashback, and a WC. Extractor fan. Ladder radiator. Double glazed window to side.





#### **Utility Room 2.61m (8ft 5in) x 1.83m (5ft 11in)**

Having a fitted stainless sink with base unit under. Wall mounted cupboard. Plumbing for washing machine and space for tumble dryer. Tall cupboard housing a wall mounted Worcester boiler. Extractor fan. Single radiator. Double glazed window to rear with outlook over garden.

#### **Landing**

With useful built-in cupboard with stripped door and a double glazed window. Access to roof space. Double glazed window to side.

#### **Bedroom 1 5.09m (16ft 5in) max. x 3.38m (10ft 11in)**

Having two fitted double wardrobes. Feature period fireplace. Double radiator. Stripped door. Two double glazed windows to front.

#### **Bedroom 2 3.38m (10ft 11in) x 3.13m (10ft 1in) max.**

With a feature period fireplace. Double radiator. Stripped door. Double glazed window to rear.

#### **Bedroom 3 3.07m (9ft 11in) x 2.58m (8ft 4in)**

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



#### **Bathroom**

Fitted with a contemporary white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, inset wash basin with cupboard under and vanity top, and a WC. Ladder radiator. Extractor fan. Double glazed window to side.

#### **Outside**

To the front of the property there is a stone terrace and an interesting selection of colourful plants and shrubs.



A gated pathway to the side of the house gives access to a good sized enclosed rear garden which is attractively arranged with a large paved terrace and an area of lawn and borders. A stone pathway leads to a rustic archway beyond which is a further area of lawn, borders and a soft fruit patch.

The rear garden is very well stocked with a wide variety of established plants and shrubs. There is a summer house, garden shed and greenhouse. The garden also has an external power point and outside 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.

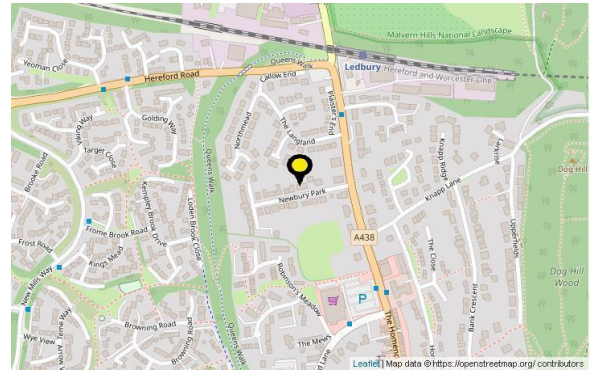
#### **Tenure**

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



## Directions

From the agents Ledbury office turn left at the Top Cross traffic lights and proceed along the High Street and Homend. Continue over the traffic lights by Tesco and then turn right into Newbury Park. The property will then be found towards the end of the road 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: C

## EPC

The EPC rating for this property is D (60)

GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA - 1011 sq.ft. (93.9 sq.m.) approx.



**Ledbury Office**  
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