



SITUATED IN A POPULAR CUL DE SAC ON THE OUTSKIRTS OF LEDBURY A WELL PRESENTED MODERN DETACHED HOUSE BENEFITTING FROM TRIPLE AND DOUBLE GLAZING THROUGHOUT OFFERING FOUR BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY, RE-FITTED KITCHEN AND BATHROOM WITH ATTRACTIVE ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING. EPC D

VIEWING HIGHLY RECOMMENDED

5 Traherne Close - Guide Price £360,000

Ledbury, Herefordshire, HR8 2JF



5 Traherne Close

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

5 Traherne Close is a well presented detached family home conveniently situated in a popular residential cul de sac on the outskirts of Ledbury.

The property is well presented throughout and benefits from gas central heating and double glazing, with triple glazing to the front of the property. The accommodation is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, sitting room with double doors opening to the dining room with an attractive conservatory off and a re-fitted kitchen. To the first floor are four bedrooms and a re-fitted shower room with WC.

Outside there is an attractive and established rear garden which is fully enclosed. A driveway with parking for several vehicles gives access to the detached single garage

The agent recommends an early inspection to appreciate this well presented property.

ACCOMMODATION

Canopy Porch

Reception Hall

With UPVC double glazed front door and window to side. Radiator. Tiled floor. Stairs to first floor. Cloaks cupboard housing gas central heating boiler and fuse box. Doors to:

Cloakroom

Fitted with a white suite comprising WC and wash hand basin. Tiled floor. Double glazed window to side. Radiator.

Sitting Room 4.90m (15ft 10in) x 3.38m (10ft 11in)

With feature fireplace and inset gas fire. Triple glazed window to front. Attractive wood effect flooring. Alcove with fitted cupboard and shelving. Radiator. Glazed panelled door to:

Dining Room 3.33m (10ft 9in) x 2.61m (8ft 5in)

Radiator. Sliding patio doors to the conservatory. Door to:

Kitchen 3.18m (10ft 3in) x 2.48m (8ft)

Re-fitted "Wren" kitchen comprising a range of contemporary wall and base cupboards with marble effect worksurfaces and upstands over. Ceramic one and a half bowl sink unit. Integrated appliances to include fridge freezer and half size dishwasher. Electric Rangemaster range cooker. Double glazed window to rear over looking the garden and personal door to side. Tiled flooring.





Conservatory

With double glazed windows and door opening onto the garden. Tiled flooring. Radiator.

Landing

With access to partially boarded roof space. Double glazed window to side.

Bedroom 1 4.49m (14ft 6in) x 2.87m (9ft 3in)

With triple glazed window to front. Radiator. Carpet. Pendant light fitting.

Bedroom 2 3.28m (10ft 7in) x 2.51m (8ft 1in)

With double glazed window to rear. Fitted wardrobe. Radiator. Carpet. Pendant light fitting.

Bedroom 3 3.51m (11ft 4in) x 2.35m (7ft 7in)

With triple glazed window to front. Fitted cupboard. Carpet.

Bedroom 4 2.68m (8ft 8in) x 2.32m (7ft 6in)

With double glazed window to rear. Radiator. Carpet.



Bathroom

Re-fitted with a white suite comprising WC, vanity unit with inset wash hand basin and tiled surrounds. Walk-in shower cubicle with shower boarding. Tall ladder radiator. Extractor fan.

Outside

To the front of the property is an attractive circular lawn with flower and shrub borders.

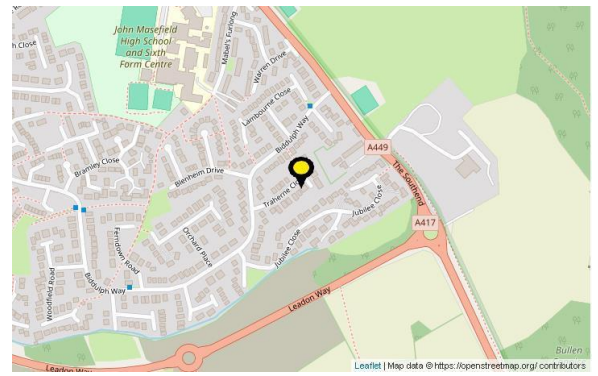
A driveway to the side provides off road parking and gives access to the detached single garage with up and over door, light, power, plumbing for washing machine and personal door to the garden.

A side gate from the driveway gives access to the enclosed rear garden attractively designed with a paved seating area, lawn and flowerbeds with seasonal planting.



Directions

From the Agent's Ledbury office turn right at the traffic lights and proceed along The Southend. Turn right into Biddulph Way and then take the second turning on the left into Traherne Close. The property will then be located on the left hand side.



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 "D"

EPC

The EPC rating for this property is D (68).



TOTAL FLOOR AREA: 1115 sq ft (103.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The contents, systems and appliances shown here have not been tested and no guarantee is given with respect to their condition.

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.
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.



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