



A MODERN TWO BEDROOM MID TERRACE PROPERTY IN A POPULAR AND CONVENIENT RESIDENTIAL DEVELOPMENT ON THE EDGE OF LEDBURY WITH ACCOMMODATION COMPRISING CANOPY PORCH, ENTRANCE HALL, KITCHEN, LOUNGE/DINER, CONSERVATORY, TWO BEDROOMS AND A BATHROOM. LOW MAINTENANCE REAR GARDEN WITH ALLOCATED PARKING FOR TWO VEHICLES.

IDEAL INVESTMENT / FIRST TIME BUYERS

NO ONWARD CHAIN

6 Challenger Close - Guide Price £200,000

Ledbury, Herefordshire, HR8 2PW



6 Challenger 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

A modern two bedroom mid terrace house conveniently located in a popular cul de sac on the outskirts of Ledbury.

The property benefits from gas central heating and double glazing with scope for improvement. The accommodation is arranged on the ground floor with a canopy porch, entrance hall, kitchen, lounge/diner and conservatory. On the first floor are two bedrooms and a bathroom.

Outside there is a small area of garden to the front and an enclosed low maintenance paved garden to the rear with rear pedestrian access.

There are two allocated parking spaces in the carpark.

ACCOMMODATION

Canopy Porch

With outside light.

Entrance Hall

With double glazed wooden front door. Wood effect flooring. Radiator. Central light fitting. Archway to:

Kitchen 2.45m (7ft 11in) x 2.42m (7ft 10in)

Fitted with a range of contemporary wall and base units with work surfaces over. One and a half sink unit with tiled splashbacks. Wall mounted gas central heating boiler. Plumbing for washing machine. Electric oven and gas hob with extractor hood over. Space for fridge freezer. Central light fitting.

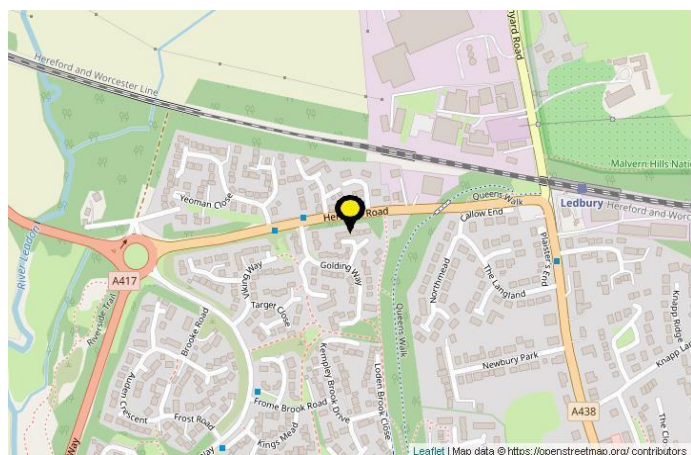
Lounge/Diner 5.19m (16ft 9in) x 3.69m (11ft 11in)

Stairs to first floor. Wood effect flooring. Feature fire place with electric fire. Radiator. With double glazed sliding doors to the conservatory.

Conservatory 2.94m (9ft 6in) x 2.45m (7ft 11in)

With wooden double glazed windows and door opening to the garden. Tiled flooring.





Landing

Access to roof space. Doors to:

Bedroom 1 4.06m (13ft 1in) x 3.69m (11ft 11in)

Double glazed window to rear. Fitted wardrobe. Radiator.

Bedroom 2 3.35m (10ft 10in) x 2.11m (6ft 10in)

Double glazed window to front. Two fitted cupboards. Wood effect flooring. Radiator.

Bathroom

Fitted with a white suite comprising WC, wash hand basin, Panelled bath with electric shower over. Towel ladder radiator. Extractor fan. Carpet.

Outside

To the front of the property there is a small area of garden with established shrubs. To the rear is an enclosed low maintenance paved garden with shrub borders. There is rear gated pedestrian access and a garden shed.

Allocated parking for two vehicles is in the carpark to the left of the properties.

Directions

From the agent's Ledbury office turn left at the traffic lights and proceed along the High Street and The Homend. Continue straight over the traffic lights by Tesco and then bear left by the railway station onto the Hereford Road. Take the next left into Golding Way and left into Challenger Close. Bear left and the property will be found on the right the end of the cul de sac. Parking is located in the car park.

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

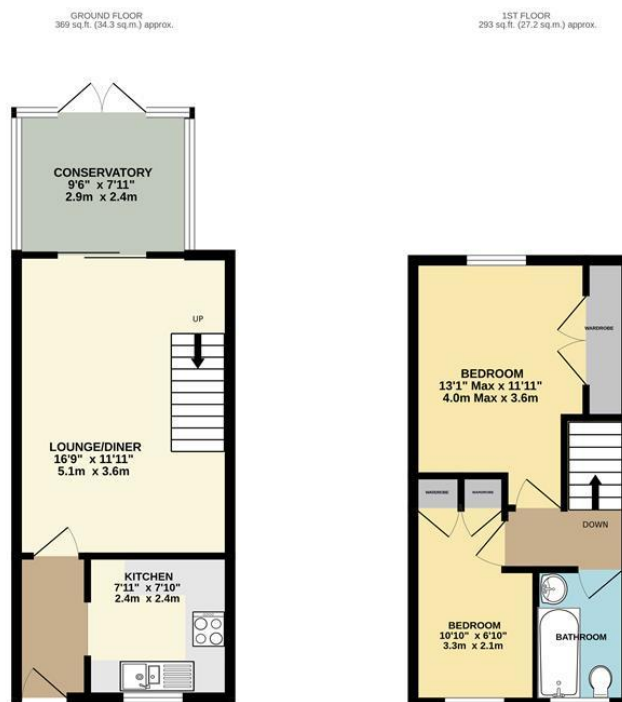
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND "B"

EPC

The EPC rating for this property is C (71).



TOTAL FLOOR AREA - 682 sq.ft. (63.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.
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

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