

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN IMMACULATELY PRESENTED 3 BEDROOMED INDIVIDUAL 1930's DETACHED HOUSE BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH LUXURY REFITTED BREAKFAST KITCHEN, WITH APPLIANCES, CONSERVATORY, UTILITY ROOM, REFITTED BATHROOM, GARAGE, CARPORT AND PLEASANT REAR GARDEN**

**INSPECTION RECOMMENDED**

**EPC: D**

**NO CHAIN**

## Guide Price: £429,950

Winslow, New Street, Ledbury, Herefordshire HR8 2EL

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## WINSLOW

### 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 superbly presented individual detached house very conveniently located in a popular residential area on the outskirts of Ledbury.

The well appointed accommodation benefits from gas fired central heating and double glazing. It is arranged on the ground floor with an entrance lobby, reception hall, sitting room, conservatory, dining room, an impressive refitted breakfast kitchen with built-in appliances, rear lobby, utility room and a cloakroom with WC. On the first floor an attractive landing gives access to three good sized bedrooms and a refitted bathroom.

Outside there is a pleasant established garden. A driveway provides off road parking for several cars in addition to a carport and a detached single garage.

### ACCOMMODATION:

#### Entrance Lobby

Having a wooden front door with leaded light effect panels. Double radiator. Attractive Travertine stone flooring. Double glazed window to side.

#### Reception Hall

Attractive oak flooring. Two LED downlighters. Stairs to first floor. Connecting doors to sitting room and dining room.

#### Sitting Room 4.47m (14ft 5in) x 3.35m (10ft 10in)

Having a feature fireplace with fitted wood burner and metal lined chimney with Vermiculite insulation. Attractive oak flooring. TV point. Double radiator. Three LED downlighters. Double glazed window to front. Double glazed double doors to:

#### Conservatory 3.64m (11ft 9in) x 2.99m (9ft 8in)

With dwarf walling and double glazed surrounds. Attractive oak flooring. Double radiator. Fitted window and door blinds. Double glazed double doors to rear giving access to the garden.

#### Dining Room 3.35m (10ft 10in) x 3.23m (10ft 5in)

With attractive oak flooring. Contemporary radiator. Double glazed window to front. Opening through to:

#### Breakfast Kitchen 4.62m (14ft 11in) x 3.69m (11ft 11in) min.

Refitted with an impressive range of attractive contemporary units comprising an inset deep glazed sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Glass fronted cabinet. Wooden work tops with tiled surrounds. Fitted breakfast bar. Built-in Bosch double oven. Fitted Bosch 4-ring ceramic hob with stainless steel chimney hood over. Integral Bosch dishwasher. Integral fridge freezer. Useful built-in understairs cupboard. Vertical radiator. Ten LED downlighters. Further low level LED lighting. Attractive Travertine stone tiled floor. Two double glazed windows to side.





### Rear Lobby

With matching stone tiled floor. Three LED downlighters. Double glazed door to side giving access to the rear garden.

### Utility Room 2.09m (6ft 9in) x 1.75m (5ft 8in) max.

With fitted worktops. Plumbing for washing machine. Wall mounted central heating boiler. Double radiator. Matching stone tiled floor. Double glazed window to rear.

### Cloakroom

Refitted with a white suite comprising a wash hand basin and WC. Part tiled surrounds. Chrome ladder radiator. Ventilator. Two LED downlighters. Matching stone tiled floor. Double glazed window to rear.

### Attractive Landing

With double radiator. Access to roof space. Three LED downlighters. Double glazed window to side.

### Bedroom 1 4.49m (14ft 6in) x 3.38m (10ft 11in) max.

With telephone point. Double radiator. Useful built-in wardrobe. Double glazed windows to front and rear with pleasant outlook.

### Bedroom 2 3.97m (12ft 10in) x 3.72m (12ft)

With double radiator. Double glazed window to rear with pleasant wooded outlook.

### Bedroom 3 3.35m (10ft 10in) x 3.23m (10ft 5in)

With double radiator. Double glazed window to front.

### Bathroom

Refitted with a white suite comprising a panelled bath with shower over having a rainfall head and additional hand held attachment, fitted shower screen, wash hand basin and a WC. Extensive tiled surrounds. Laminate floor. Chrome ladder radiator. Ventilator. Three LED downlighters. Double glazed window to side.

### Outside

To the front of the property there is stoned driveway providing off road parking for several cars. Double iron gates to the side of the house lead to a CARPORT and a single GARAGE (with light and power).

The property has an attractive rear garden pleasantly arranged with a paved patio and terrace, lawn and raised flowerbeds.

### 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.

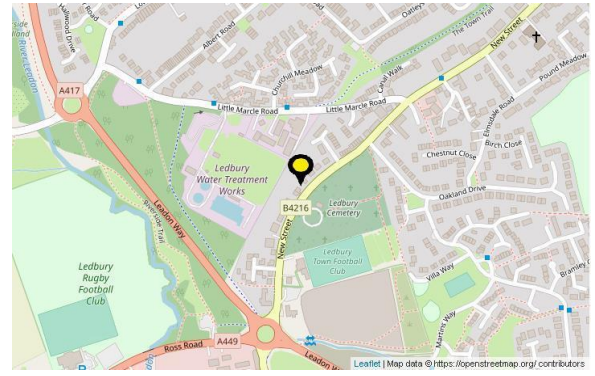
### Tenure

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



### Directions

From the agents Ledbury office turn right and proceed down New Street. Continue on past the supermarket and catholic church and Winslow will then be located on the right hand side opposite the cemetery.



### 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

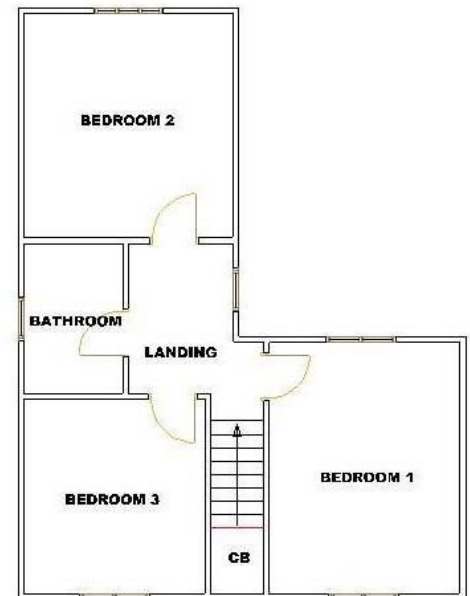
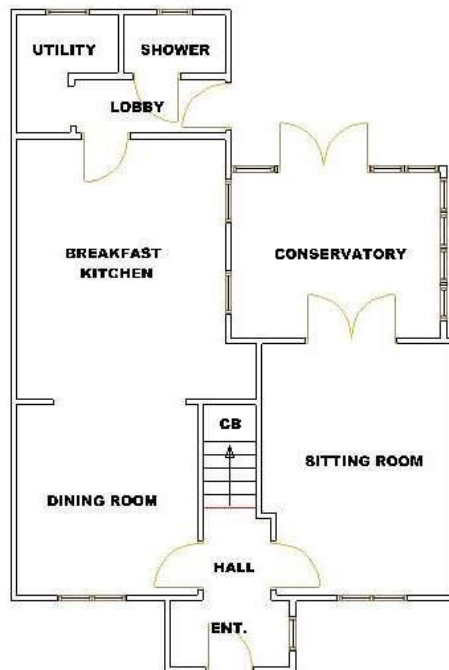
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

### Council Tax

COUNCIL TAX BAND "D"

### EPC

The EPC rating for this property is D (68)



#### 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 leasees 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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