

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A Most Charming 3-Storey Grade II Listed Townhouse Very Conveniently Located In The Heart Of The Town With Many Interesting Period Features Offering Flexible 3 Bedroomed Accommodation Benefiting From Gas Fired Central Heating And Having A Small Courtyard Garden. EPC: E**

## Guide Price - £299,950

5 Church Street, Ledbury, Herefordshire, HR8 1DH



# 5 Church Street

## 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 surgery, 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

Very conveniently located in the centre of town, a most interesting Grade II Listed 3-story townhouse. The flexible character accommodation has many fine period features and benefits from gas fired central heating. It is arranged on the ground floor with an entrance hall, dining kitchen and a utility room. On the first floor the landing opens to an attractive sitting room, a bedroom which is currently used as a study and a bathroom. On the second floor there are two bedrooms, one with an Ensuite WC. Outside there is a small courtyard Garden.

## ACCOMMODATION

### Entrance Hall

With door to front. Opening to:

### Dining Kitchen 5.06m (16ft 4in) max x 4.47m (14ft 5in) max

With fitted sink. Stairs to first floor. Sash window to front. Radiator. Wooden flooring. Stairs to first floor.

### Utility Room 3.20m (10ft 4in) x 1.55m (5ft)

With door to rear courtyard. Radiator. Minerva worktop and shelving.

### Landing

With stairs to second floor. Wooden staircase and exposed floorboards. Radiator. Double glazed window.

### Sitting Room 3.82m (12ft 4in) x 3.30m (10ft 8in)

With window to front with secondary double glazing overlooking Ledbury rooftops. Radiator. Fireplace. TV point.

### Study/Bedroom 3 5.47m (17ft 8in) x 2.30m (7ft 5in)

With window to front with secondary double glazing. Radiator.

### Bathroom

Fitted with a panelled bath, shower cubicle, wash basin and a WC. Wall mounted gas fired boiler. Double glazed window to rear. Radiator. Laundry cupboard. Laminated flooring.

### Top Landing

With double glazed window to rear. Exposed beams. Door to loft space.

### Bedroom 1 3.77m (12ft 2in) x 3.35m (10ft 10in)

With window to front. Exposed ceiling beams. Radiator.





**Bedroom 2 5.45m (17ft 7in) x 2.30m (7ft 5in)**  
With window to front. Radiator.

**Ensuite WC**

WC and wash hand basin.

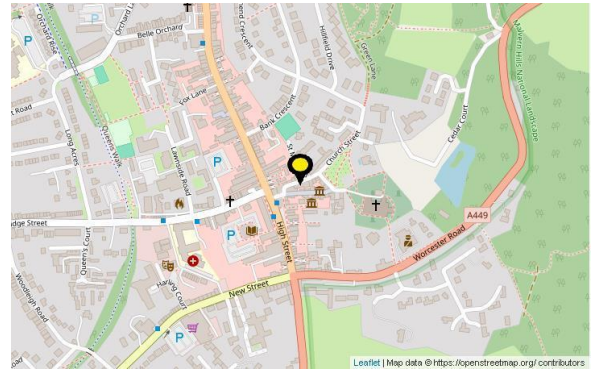
**Outside**

To the rear of the property there is a small enclosed courtyard garden.



## Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street. Turn right along the side of the black & white Market House into Church Street and the property will be located after a short distance on the left hand side.



## 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.

## 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

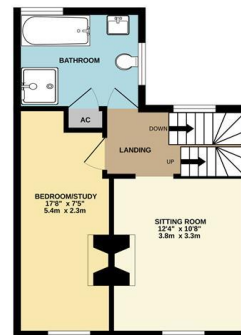
## EPC

The EPC rating for this property is E(54)

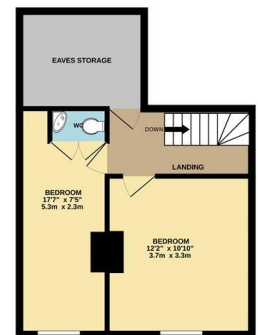
GROUND FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.  
Whilst 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. The 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.



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