

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL CUL DE SAC WITHIN LEDBURY TOWN A THREE BEDROOM DETACHED BUNGALOW OFFERING SPACIOUS ACCOMMODATION COMPRISING SITTING ROOM WITH CONSERVATORY OFF, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, ATTACHED GARAGE WITH DRIVEWAY PARKING AND PRIVATE ENCLOSED REAR GARDEN. EPC D.

15 Pound Close - Guide Price £425,000

Ledbury, Herefordshire, HR8 2SU



15 Pound 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

15 Pound Close is a spacious three bedroom detached bungalow situated in a pleasant cul de sac location in a much sought after residential area within the town.

The well proportioned accommodation has the benefit of gas fired central heating and double glazing with accommodation comprising a spacious reception hall, kitchen, sitting room with attractive conservatory off, master bedroom with en-suite shower room, two further bedrooms and a bathroom.

Outside there is an established private garden and an attached single garage with useful store room to the rear. A shared driveway provides off road parking for several vehicles.

ACCOMMODATION

Reception Hall

With UPVC double glazed front door with glazed side panel. Large built in cloaks cupboard with storage space. Airing cupboard with hot water cylinder. Single radiator. Coving. Access to roof space with electric light. Doors leading to:

Kitchen 4.0m (13ft 3in) x 2.4m (7ft 9in)

Fitted with a range of contemporary units comprising wall and base units, glass fronted display cabinets. Stainless steel sink unit with work surfaces over and tiled surrounds. Built-in stainless steel electric double oven with 5-ring gas hob and stainless steel chimney hood over. Plumbing for washing machine and dishwasher. Space for fridge freezer. Tiled flooring. Ceiling downlights. Two double glazed windows and double glazed door to side connecting to the conservatory.

Sitting Room 6.0m (19ft 7in) x 3.8m (12ft 7in)

With a feature fireplace with coal effect gas fire. Two TV aerial points. Two single radiators. Coving. Double glazed window to side. Double glazed sliding patio doors leading to the conservatory.

Conservatory 5.3m (17ft 3in) x 2.5m (8ft 1in)

with dwarf walling and double glazed surrounds. Wood effect flooring. Ceiling fan. Double glazed doors to either side giving access to the garden.

Master Bedroom 5.2m (17ft) x 4.1m (13ft 5in)

With a double glazed window to side overlooking the garden. Single radiator. TV point. Door to :





En-Suite Shower Room

Fitted with a coloured suite comprising a tiled shower cubicle. WC and wash hand basin with tiled splashback and shaver light point over. Obscured double glazed window to rear.

Bedroom 2 4.2m (13ft 8in) x 4.1m (13ft 5in)

With double glazed window to side. Single radiator.

Bedroom 3 3.2m (10ft 5in) x 2.4m (7ft 9in)

Currently used as a study. Double glazed window to front. Coving. Single radiator.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, folding shower screen and tiled surrounds. WC, wash hand basin with tiled splash back and shaver light point over. Single radiator. Double glazed window to rear.



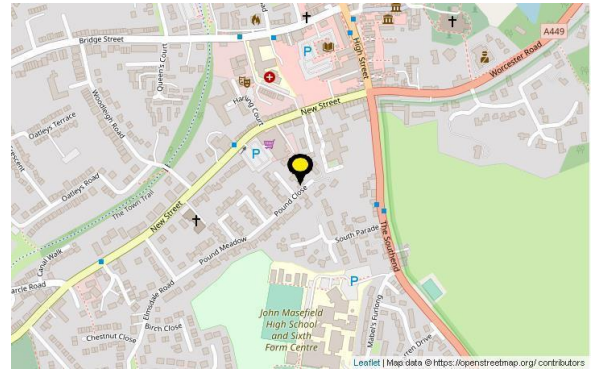
Outside

To the front of the property is a bloc paved driveway providing off road parking and giving access to an attached single garage with electric up and over door, cold water tap and door to rear leading to a store room with personal door to the garden. Gated side access leads to the wrap around garden, attractively arranged with paved pathways, feature stoned and paved terrace, vegetable and soft fruit garden and well stocked flower beds with an interesting selection of plants and shrubs.



Directions

From the agent's Ledbury office proceed down New Street, continuing past the Coop supermarket. Turn left into Elmsdale Road and at the T-junction turn left again into Pound Meadow, continue into Pound Close and the property will be located in the right hand corner.



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

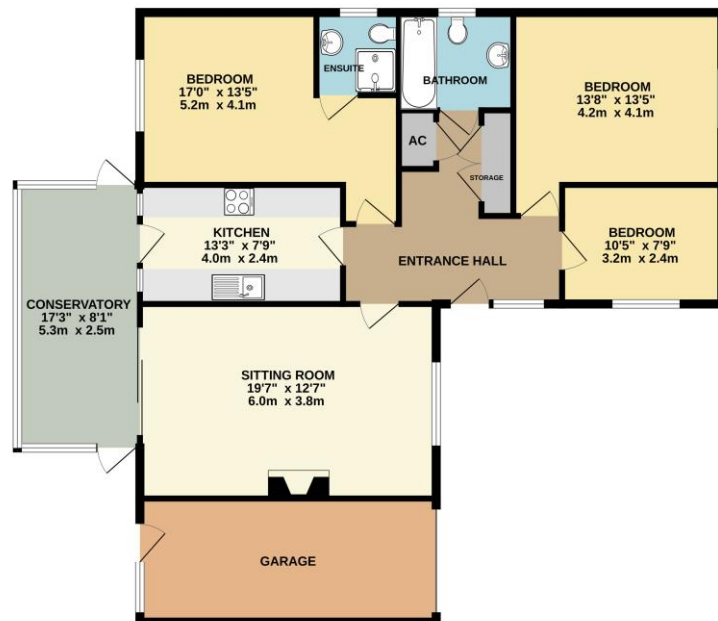
COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (63).

GROUND FLOOR
1256 sq.ft. (116.6 sq.m.) approx.

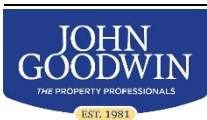


TOTAL FLOOR AREA: 1256 sq.ft. (116.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various, materials and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyHomeplan ©2023

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.



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

