

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ATTRACTIVE SEMI DETACHED HOME CONVENIENTLY SITUATED ON THE OUTSKIRTS OF LEDBURY OFFERING WELL PRESENTED THREE BEDROOMED ACCOMMODATION WITH AMPLE DRIVEWAY PARKING, GARAGE AND LOW MAINTENANCE GARDEN.

NO ONWARD CHAIN. EPC C.

Glyndwr – Guide Price £325,000

Little Marcle Road, Ledbury, Herefordshire, HR8 2DS



Glyndwr

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

Glyndwr is an attractive semi detached home occupying a convenient position on the outskirts of Ledbury. The property offers well presented accommodation, benefitting from gas fired central heating and double glazed throughout. The accommodation is arranged on the ground floor with an entrance hall, living/dining room with a door leading to the garden and a contemporary kitchen. On the first floor there are three bedrooms and a bathroom.

Glyndwr is approached by a bloc paved driveway providing ample parking with access to a **SINGLE GARAGE**. There is a low maintenance garden mainly laid to paving with mature shrub borders and a gravelled seating area.

Offered for sale with no onward chain, an early inspection is essential.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Side facing window, ceiling light, telephone point, radiator. Stairs to first floor with under stairs storage cupboard. Doors to

Living/Dining Room 7.41m (23ft 11in) x 3.61m (11ft 8in)

Front facing window, two ceiling lights, two radiators, serving hatch to kitchen. Gas living flame effect fire with brick surround. Glazed door to outside with matching side panels.

Kitchen 3.64m (11ft 9in) x 2.40m (7ft 9in)

Fitted with a range of wall and floor mounted units with work surface over, inset one and a half stainless steel sink drainer unit and tiled surrounds. Integrated **OVEN** and **GRILL**, 4 ring electric **HOB** with cooker hood over. Space and plumbing for washing machine. Cupboard housing gas fired boiler. Rear facing window overlooking the garden, strip light. Part of opaque glazed door to outside.

First Floor Landing

Side facing window, ceiling light. Access to loft space. Doors to

Bedroom 1 3.51m (11ft 4in) x 3.33m (10ft 9in)

Front facing window, ceiling light, radiator.

Bedroom 2 3.85m (12ft 5in) x 3.30m (10ft 8in)

Rear facing window, ceiling light, radiator.





Bedroom 3 2.76m (8ft 11in) x 2.30m (7ft 5in)
Rear facing window, ceiling light, radiator.



Bathroom

Contemporary white suite comprising panel bath, walk in shower enclosure, pedestal wash hand basin, low level WC. Front facing window, ceiling light, tiled walls, tiled floor, radiator.

Outside

Glyndwr is approached by a bloc paved driveway providing a generous area of parking flanked on both sides by mature shrub borders. A gate leads to an additional area of parking with access to a **DETACHED SINGLE GARAGE** with up and over door.

To the rear of the property there is a low maintenance garden mainly laid to paving with a gravelled seating area, privacy hedging and mature shrub borders.



Directions

From the Agent's Ledbury Office proceed down New Street and on passing the church, turn right into Little Marcle Road. Continue down this road and just before reaching the T-junction, the property can be found on the right 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.

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"

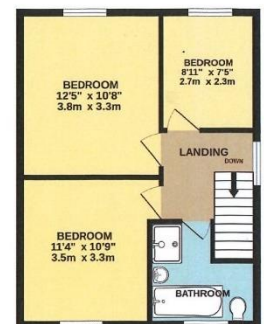
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (72).

GROUND FLOOR
548 sq ft. (50.8 sq.m.) approx.

1ST FLOOR
425 sq ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq ft. (90.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the Particulars 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and are guaranteed as to their operability or efficiency can be given.
Made with Mapbox 12/2024



Ledbury Office
01531 634648

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

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.

