

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN IMPRESSIVE SEMI DETACHED CHALET STYLE PROPERTY SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA CLOSE TO LEDBURY TOWN CENTRE OFFERING SUPERBLY PRESENTED TWO BEDROOMED ACCOMMODATION WITH TWO RECEPTION ROOMS, KITCHEN, AMPLE DRIVEWAY PARKING AND AN ATTRACTIVE GARDEN.**

**INSPECTION ESSENTIAL. EPC C.**

## 61 Oakland Drive - Guide Price £310,000

Ledbury, Herefordshire, HR8 2EX



# 61 Oakland Drive

## 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

An immaculately presented semi detached chalet style house situated in a favoured residential area close to Ledbury town centre enjoying fine views towards the Church spire and Conigree Wood beyond.

61 Oakland Drive has been much improved by the current owners in recent years and offers stylish accommodation with contemporary fixture and fittings. The property has beautiful fitted wooden shutters and Karndean flooring throughout the ground floor.

Benefitting from gas fired central heating and double glazing, the accommodation is arranged on the ground floor with an entrance hall, cloakroom, spacious living room with Bi-fold doors, separate dining room and bespoke kitchen with ample storage. A solid oak staircase with glass balustrade leads to the first floor where there is a large master bedroom with built in Sharp wardrobes, further double bedroom with fitted Hammond wardrobes and a bathroom.

Outside, a bloc paved driveway provides parking for several vehicles and a gated side access leads to the rear garden which is attractively arranged with a paved patio seating area and further decked terrace.

With so much to offer, the agents strongly recommend an early inspection.

The accommodation with approximate dimensions is as follows:

### Entrance Hall

Part opaque glazed entrance door with matching opaque glazed side panels. Ceiling light, wooden shutters, radiator, Karndean flooring. Large built in cupboard housing Worcester combination gas fired boiler with space for coats and shoes. Bespoke made solid oak staircase with glass balustrade leading to the first floor. Doors to

### Cloakroom

Front facing opaque glazed window, ceiling light with ceiling rose, vanity wash hand basin with cupboards below, low level WC, radiator, Karndean flooring.

### Living Room 6.79m (21ft 11in) x 3.30m (10ft 8in)

Beautifully appointed and enjoying a fine outlook with views towards Ledbury and Conigree Wood beyond. Coving, wall





lights, three radiators, telephone point, TV point, Karndean flooring. Bi-fold doors with fitted wooden shutters opening onto the garden.

**Dining Room 5.09m (16ft 5in) x 2.53m (8ft 2in)**

Large front facing window with fitted wooden shutters. Ceiling light, radiator, Karndean flooring. Open to

**Kitchen 5.73m (18ft 6in) x 2.22m (7ft 2in)**

Contemporary fitted kitchen with a comprehensive range of solid wood wall and floor mounted units with granite work surface over, matching upstands and tiled surrounds. Inset Belfast sink with bevelled drainer and splashback. Ample drawer storage and tall larder cupboard. Siemens induction **HOB** with cooker hood over. Integrated Neff **DOUBLE OVEN** and **MICROWAVE**. Space for fridge freezer. Space for washing machine.

Rear facing window enjoying an open aspect overlooking the garden. Ceiling lights, two radiators, Karndean flooring. Part glazed door to garden.

**First Floor Landing**

Ceiling light. Doors to



**Bedroom 1 5.71m (18ft 5in) x 3.90m (12ft 7in)**

Superb master bedroom enjoying a fine outlook with two large rear facing windows and fitted wooden shutters. Two ceiling lights, radiator. Comprehensive range of Sharps fitted wardrobes with hanging rails, shelving and drawers.

**Bedroom 2 4.18m (13ft 6in) x 2.68m (8ft 8in)**

Front facing window with fitted wooden shutters. Ceiling light, radiator. Fitted Hammond wardrobes with hanging rails and shelving. Further built in cupboard with hanging rail.

**Bathroom**

White suite comprising panel bath, walk in shower with raindrop shower head, vanity wash hand basin with cupboards below and mirror over, low level WC. Front facing opaque glazed window with fitted wooden shutters, ceiling light, access to insulated loft space, chrome ladder style towel rail, tiled walls, tiled floor with electric underfloor heating. Built in airing cupboard with radiator and slatted shelving.



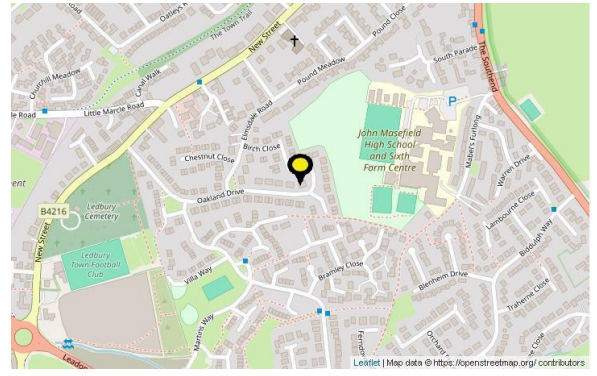
**Outside**

To the front of the property there is an attractive bloc paved driveway providing parking for several vehicles. A gated side access leads to a covered passageway and to the rear garden. The rear garden has been designed with ease of maintenance in mind and comprises a paved patio seating area and an artificial lawn with a raised bed. There is a further decked seating terrace with a pergola enjoying views across the school playing field towards Ledbury and Conigree Wood beyond. There are outside lights at strategic points.



## Directions

From the agents Ledbury office turn right and proceed down New Street. Continue on past the supermarket and Catholic Church. Turn left into Elmsdale Road and at the 'T' junction turn right. Continue to the next 'T' junction and turn left into Oakland Drive. Follow the road around to the left and the property can be found at the head of the cul de sac.



## 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 "C"

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

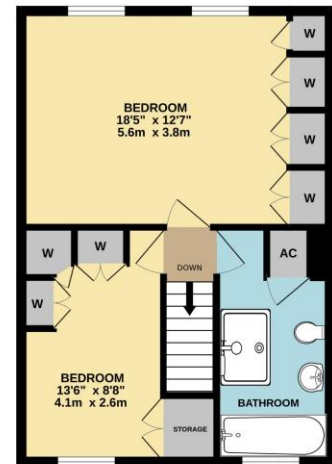
## EPC

The EPC rating for this property is C (70).

GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 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 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.

