



A CHARACTER TWO BEDROOM MID-TERRACED PROPERTY CONVENIENTLY SITUATED WITHIN LEDBURY TOWN BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH WELL PRESENTED ACCOMMODATION COMPRISING SITTING ROOM, KITCHEN WITH UTILITY OFF, DOWNSTAIRS BATHROOM, TWO BEDROOMS AND LARGE REAR GARDEN.

EPC D

Guide Price - £195,000

64 Bridge Street, Ledbury, Herefordshire, HR8 2AH



64 Bridge 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 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 attractive two bedroomed mid- terraced house conveniently located within the popular town of Ledbury and within walking distance of amenities.

The well presented accommodation has the benefit of gas fired central heating and double glazing throughout and is arranged on the ground floor with a sitting room, fitted kitchen with utility off and a bathroom with WC. On the first floor the landing gives access to two good sized bedrooms.

Outside there is an enclosed block paved fore garden with steps leading to the front door. The rear garden is accessed via a shared passageway with a pathway leading to the large rear garden laid to lawn.

Accommodation with approximate dimensions as follows:

Sitting Room 4.28m (13ft 10in) x 3.18m (10ft 3in)

With part glazed entrance door and double glazed window to front. Feature brick fireplace with slate mantle and living flame electric fire. TV and telephone points. Carpet. Pendant light fitting. Radiator. Open to:

Kitchen 3.18m (10ft 3in) x 2.35m (7ft 7in)

With double glazed window to rear. Fitted with a range of base and eye level units, ceramic sink unit with tiled splash back and work surfaces over. Integrated dishwasher, electric oven with gas hob and extractor hood over, space for fridge freezer. Tiled flooring. Ceiling down lights. Open to:

Utiiy 1.78m (5ft 9in) x 1.75m (5ft 8in)

With door to side. Plumbing for washing machine with work surface over. Wall mounted Worcester central heating boiler. Radiator. Hatch to roof space.

Bathroom

Fitted with a white suite comprising WC, wash hand basin, panelled bath with shower attachment and glazed shower screen. Chrome ladder radiator. Tiled flooring and part wall tiling. Extractor fan.





Landing

Hatch to roof space. Doors to:

Bedroom 1 3.41m (11ft) x 3.25m (10ft 6in)

With double glazed window to front. Fitted cupboard. Carpet. Pendant light fitting. Radiator.

Bedroom 2 3.15m (10ft 2in) x 2.42m (7ft 10in)

With double glazed window to rear. Fitted cupboard. Radiator. Carpet. Pendant light fitting. Access to roof space.



Outside

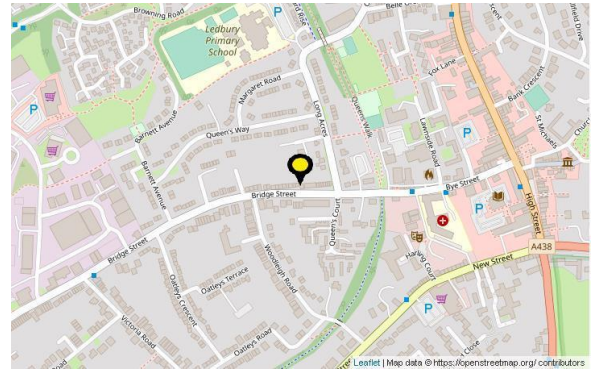
The property is approached from Bridge Street via a block paved path leading to a block paved fore garden with steps leading to the front door. The rear garden is accessed via a shared passageway leading to a shared yard with useful brick storage room with venting for a tumble dryer, light and power.

A further pathway leads to a large enclosed garden laid to lawn with flowerbeds and a paved seating area. To the rear of the garden is a wooden gate.



Directions

From the Agents Ledbury office turn left at the traffic lights and proceed along the High Street. Turn left opposite the market Hall into Bye Street. Continue into Bridge Street and the property will be located 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.

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 formerly 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 "B"

EPC

The EPC rating for this property is D (64).



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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

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