



**SITUATED IN A VERY CONVENIENT TOWN CENTRE LOCATION A MOST ATTRACTIVE LISTED TOWN HOUSE OFFERING DECEPTIVELY SPACIOUS AND VERY WELL PRESENTED ACCOMMODATION OF CONSIDERABLE CHARM AND CHARACTER BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH THREE DOUBLE BEDROOMS AND THREE RECEPTION ROOMS. INTERNAL INSPECTION ESSENTIAL.**

**NO CHAIN. EPC E.**

## 33 New Street - Guide Price £370,000

Ledbury, Herefordshire, HR8 2EA



## 33 New Street

### Location & Description

Ledbury has a wide 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

### Property Description

A most interesting 3 storey Grade II Listed town house very conveniently situated in Ledbury town centre.

The deceptively spacious accommodation has just been redecorated and contains many fine character features including oak doors and a wealth of exposed timbers. It has the benefit of double glazing and gas fired central heating (new boiler). On the ground floor there is a living room, separate dining room, lobby with cloakroom off, a fitted kitchen and sitting room. Two separate staircases give access to the second floor where there are two good sized bedrooms and a spacious bathroom. On the second floor there is a further double bedroom.

Outside there is a small enclosed courtyard.

The accommodation with approximate dimensions is as follows:

### **Living Room 14.83ft (4.52m) plus bay x 10.66ft (3.25m) plus alcove**

Having a double glazed wooden front door. Feature fireplace. Attractive oak flooring. Double radiator. TV and telephone points. Exposed ceiling timbers. Double glazed bay window to the front with fitted bench seat and cupboard. Oak door to dining room.

### **Dining Room 13.15ft (4.01m) max x 10.33ft (3.15m)**

With double radiator. Exposed wall and ceiling timbers. Staircase to first floor. Double glazed double doors to rear giving access to a small courtyard. Archway through to lobby.

### **Lobby**

With large fitted cupboard housing a new Worcester central heating boiler. Oaks doors to cloakroom and kitchen.

### **Cloakroom**

Fitted with a white suite comprising an inset wash basin with cupboard under and a WC. Single radiator. Quarry tiled floor. Double glazed Velux roof window.

### **Kitchen 13.25ft (4.04m) x 8.00ft (2.44m)**

Fitted with an extensive range of units comprising a twin bowl sink. Base units and eye level units. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Double radiator. Tile effect flooring. Double glazed





windows to side. Two double glazed Velux roof windows. Oak door to sitting room.

**Sitting Room 12.17ft (3.71m) x 12.17ft (3.71m) max**

With feature exposed stone fireplace with flagstone hearth and fitted wood burning stove. TV and telephone points. Double radiator. Exposed timbers. Double glazed windows to front and rear. Second staircase giving access to bedroom 1.

**FIRST FLOOR**

**Bedroom 1 13.15ft (4.01m) max x 12.99ft (3.96m)**

A most attractive room having a fine vaulted ceiling with exposed timbers. Fitted wash basin with cupboard under and tiled splashback. Feature fireplace. Double radiator. Telephone point. Double glazed windows to front and side. Shower unit with dual head shower.



**Landing**

Accessed via staircase in dining room and having doors connecting to bedroom 2 and the bathroom. Further staircase off leading to the second floor.

**Bedroom 2 12.66ft (3.86m) x 12.40ft (3.78m) max**

With built-in understairs cupboard. Feature fireplace. Single radiator. Exposed timbers. Double glazed window to front.

**Bathroom**

Fitted with a white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash basin and a WC. Shaver point. Vertical radiator. Airing cupboard with radiator. Double glazed window to rear.



**SECOND FLOOR**

**Bedroom 3 16.40ft (5m) x 14.01ft (4.27m) max**

An impressive room having a vaulted ceiling with exposed timbers. Double radiator. Feature fireplace. Double glazed window to the front.

**Outside**

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



## Directions

From the Ledbury office turn right and proceed down New Street for a short distance and the property will be located on the right hand side.



## Services

We have been advised that mains electricity, water, gas and drainage are connected to the property. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

## Tenure

We are advised subject to legal verification 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 purchases/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 E (53).



### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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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.
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