

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A Modern Two Bedroom Detached Bungalow Situated In An Elevated Position On The Outskirts Of Ledbury Town Benefitting From Warm Air Gas Central Heating And Double Glazing With Driveway Parking, Detached Garage And Attractive Enclosed Garden. EPC D.

NO ONWARD CHAIN

27 Jubilee Close- Guide Price £340,000

Ledbury, Herefordshire, HR8 2XA



27 Jubilee 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

27 Jubilee Close is an attractive two bedroom detached bungalow situated within the popular Deer Park development on the outskirts of the town.

The property benefits from warm air gas central heating and double glazing throughout with accommodation comprising a spacious and welcoming reception hall, sitting room with feature fire place, kitchen with archway to the dining room, two bedrooms and a bathroom.

The current owner has adapted the property in recent years with the addition of a small conservatory to bedroom two, the creation of a large reception hall by incorporating bedroom three and opening up the kitchen to create a sociable kitchen/dining room.

Outside the bungalow is set in a pleasant area of garden extending to the front and rear. A driveway provides parking and gives access to the detached garage.

Accommodation with approximate dimensions as follows:

Reception Hall 4.16m (13ft 5in) x 3.59m (11ft 7in)

Spacious and welcoming with wooden front door. Double glazed UPVC window to side. Hatch to roof space. Cupboard housing warm air gas central heating boiler. Airing cupboard with hot water tank and shelving. Doors to:

Sitting Room 5.19m (16ft 9in) x 3.80m (12ft 3in)

With panelled glazed wall and glazed door. Large double glazed picture window to front and further double glazed window to side with south westerly aspect and views towards Marcle Ridge. Feature fireplace with coal effect gas fire. Glazed door to :

Kitchen 3.56m (11ft 6in) x 2.56m (8ft 3in)

Fitted with a range of eye-level and base units with work surfaces over. Stainless steel sink drainer unit with tiled splashback. Appliances to include electric double oven and gas hob with extractor over. Plumbing for washing machine. Double glazed door and windows to side. Open to:

Dining Room 2.84m (9ft 2in) x 2.63m (8ft 6in)

With double glazed bay window to front.





Bedroom 1 3.69m (11ft 11in) x 3.51m (11ft 4in)

With sliding patio doors opening onto the garden. Fitted wardrobes.

Bedroom 2 3.18m (10ft 3in) x 2.66m (8ft 7in)

With conservatory off with doors opening onto the garden and wood effect flooring.

Bathroom

Fitted with a white suite comprising panelled bath with shower attachment.

WC and wash hand basin. Two windows to side with obscured glass.

Outside

The bungalow is set in a pleasant area of garden extending to the front and rear.

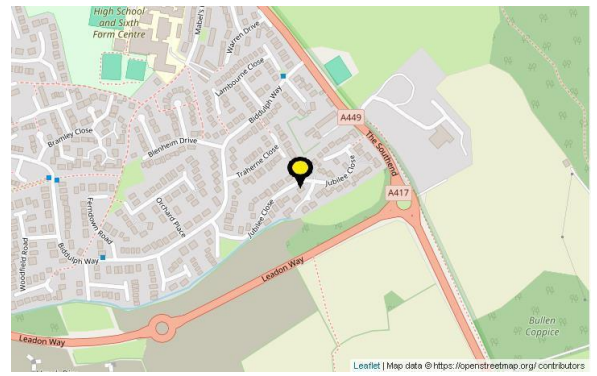
A driveway provides parking and gives access to the detached garage 16'6 x 8'9 with electric roller door and personal door to the garden.

The rear garden is enclosed with gated access to both sides and laid mainly to lawn with attractively planted flower borders.



Directions

From the Agent's Ledbury office turn right at the traffic lights and proceed along the Southend. Turn right into Biddulph Way, proceed down the hill and turn left into Jubilee Close. Turn left again and proceed up the hill where the property will be found after a short distance on the left 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 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 "D"

EPC

The EPC rating for this property is D (55).

GROUND FLOOR
930 sq. ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA - 930 sq. ft. (86.4 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 errors, omissions or misstatements. 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.
Made with Blueprints (2024)



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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 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.

