

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



OFFERING SOME SCOPE FOR UPDATING A 2 BEDROOMED LINK-DETACHED BUNGALOW IN POPULAR RESIDENTIAL LOCATION BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH CONSERVATORY, ENCLOSED REAR GARDEN, ATTACHED GARAGE AND DRIVEWAY PARKING

NO CHAIN

EPC: D

Guide Price: £230,000

4 Churchill Meadow, Ledbury, Herefordshire HR8 2DG



4 CHURCHILL MEADOW

Location

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

Offering considerable potential a link-detached bungalow conveniently located in a popular cul de sac on the outskirts of Ledbury.

The accommodation benefits from gas fired central heating and double glazing. It is arranged with an enclosed entrance porch, reception hall, lounge with dining area, conservatory, fitted kitchen, two good sized bedrooms and a bathroom with WC.

Outside there is an attached single garage with additional driveway parking and an enclosed rear garden which at present is badly overgrown.

ACCOMMODATION:

Enclosed Entrance Porch

With double glazed front door. Double glazed window to side. Tiled floor. Glazed door to hall.

Reception Hall

With built-in double cupboard. Single radiator.

Lounge With Dining Area 6.43m (20ft 9in) max. x 4.52m (14ft 7in) max. (overall measurement)

With a wall mounted electric fire. Double and single radiators. Coving. Double glazed window to rear. Double glazed sliding patio doors to conservatory.

Conservatory 2.89m (9ft 4in) x 2.73m (8ft 10in)

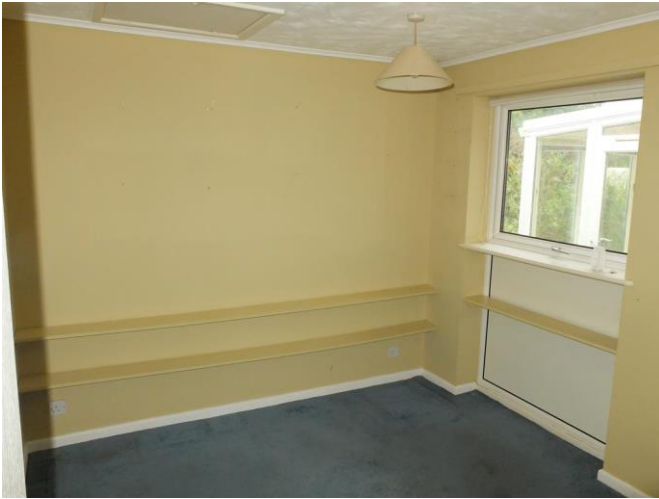
With double glazed surrounds. Double glazed door to rear garden.





Kitchen 3.02m (9ft 9in) x 2.09m (6ft 9in)

Fitted with a stainless steel sink with base unit under. Further base units. Drawer packs. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4-ring gas hob with stainless steel chimney hood over. Plumbing for washing machine. Wall mounted gas fired boiler. Coving. Double glazed window to front.



Bedroom 1 4.52m (14ft 7in) x 3.30m (10ft 8in) plus door recess

With a large built-in double wardrobe. Double radiator. Double glazed window to side.

Bedroom 2 3.20m (10ft 4in) max. x 2.73m (8ft 10in) max.

With fitted shelving. Single radiator. Access to roof space. Coving. Double glazed window to side.

Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over and tiled surrounds, wash basin and a WC. Chrome ladder radiator. Airing cupboard with lagged hot water cylinder. Double glazed window to front.



Outside

To the front of the property there is a selection of established plants and shrubs.

A driveway provides off road parking and gives access to an attached garage.

To the rear there is an enclosed garden with further mature plants and shrubs. There is a terrace area with garden shed. The garden at present is rather overgrown.

Services

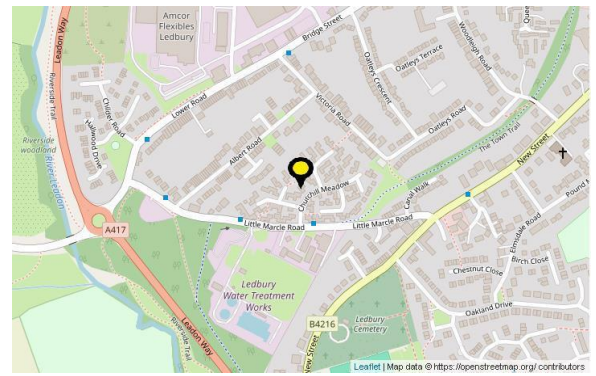
We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be 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.

Directions

From the agents Ledbury office turn right and proceed down New Street. Continue on past the Catholic church and then turn right into Little Marcle Road. Turn right again into Churchill Meadow and then take the first turning on the left. The property will then be found on the left hand side.



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

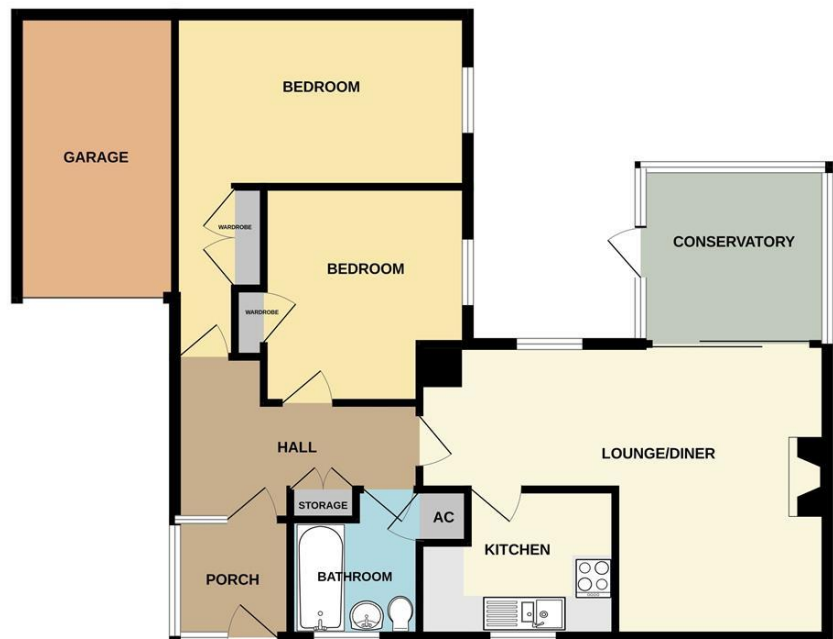
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND: C

EPC

The EPC rating for this property is D (58)



TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.



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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.

