



**A Beautifully Presented Three Bedroom Detached Bungalow In A Much Sought After Cul De Sac Location Within The Town Benefiting From Gas Central Heating And Double Glazing With Two Reception Rooms, Re-Fitted Breakfast/Kitchen, Large Conservatory With Underfloor Heating, En-Suite Shower Room, Attached Garage With Driveway Parking And Enclosed South Facing Rear Garden. EPC D**

**VIEWING HIGHLY RECOMMENDED**

**Guide Price - £535,000**

17 Pound Close, Ledbury, Herefordshire, HR8 2SU



# 17 Pound 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

17 Pound Close is a beautifully presented three bedroom detached bungalow situated in a most desirable residential area within Ledbury town. This spacious property has the benefit of gas central heating and double glazing throughout and has been enhanced by the current owners with the addition of a large conservatory overlooking the garden complete with underfloor heating, the installation of an attractive granite fireplace with wood burner in the sitting room and a quality fitted kitchen including a range of Miele appliances.

The light and airy accommodation comprises an enclosed entrance porch, generous reception hall, attractive sitting room, breakfast/kitchen with sliding doors to the conservatory, master bedroom with en-suite shower room, two further bedrooms and a bathroom.

Outside the property benefits from an attached garage with driveway parking and enjoys an attractive private south facing rear garden.

The agent highly recommends an early inspection to appreciate all that this lovely property has to offer.

## ACCOMMODATION

### Enclosed Entrance Porch

With double glazed front door and surrounds. Wooden door to:

### Spacious Reception Hall

Two radiators. Access to roof space with drop down ladder. Large built-in cloak cupboard housing Worcester gas central heating boiler (approx. 4 years old) Airing cupboard with hot water tank. and useful shelving. Doors to:

### Sitting Room 6.07m (19ft 7in) x 4.06m (13ft 1in)

Feature granite fireplace and with wood burner. Double glazed window to front and sliding doors giving access to the conservatory. TV point. Two radiators.

### Kitchen 4.54m (14ft 8in) x 2.37m (7ft 8in)

Re-fitted with a range of contemporary units incorporating base cupboards, three sets of pan drawers, larder unit with drinks cabinet, two glass fronted display cabinets and fitted book shelves. Granite work surfaces with inset ceramic sink unit and QUOOKER HOT WATER TAP. Integrated MIELE appliances including a double oven with plate warmer and steam top oven, six pan induction hob with extractor over and fridge. Plumbing for washing machine and dishwasher. Porcelain floor tiles.

### Dining Room 3.69m (11ft 11in) x 3.38m (10ft 11in)

Porcelain floor tiles. Underfloor heating. Radiator. Two double glazed windows to rear and sliding doors opening to the :





#### **Conservatory 5.94m (19ft 2in) x 3.56m (11ft 6in)**

A wonderful space with porcelain tiled floor and underfloor heating. French windows opening onto the garden. Three radiators.

#### **Master Bedroom 4.78m (15ft 5in) x 3.66m (11ft 10in)**

With double glazed window to rear overlooking the garden. Fitted cupboard. Radiator. Coving. Door to:

#### **En-Suite Shower Room**

Fitted with a coloured suite comprising a tiled shower cubicle, wash hand basin and WC. Shaver light point. Radiator. Double glazed window to side.

#### **Bedroom 2 4.03m (13ft) x 3.54m (11ft 5in)**

With double glazed window to front. Coving. Radiator. TV point.

#### **Bedroom 3 4.06m (13ft 1in) x 2.40m (7ft 9in)**

With double glazed window to front. Coving. Radiator.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with tiled surrounds, vanity unit with inset wash hand basin and useful storage. Ladder radiator. Double glazed window to side. Tile effect flooring.

#### **Outside**

To the front of the property is a lawned front garden with plant and shrub borders. A tarmac driveway provides off road parking and gives access to an attached garage 20'6" x 8'9" with up and over door, electric light and power, double glazed window to rear and door to rear giving access to the garden. Gated pathways to either side of the bungalow lead to an enclosed south facing garden, attractively arranged with a stone and paved terrace, an area of lawn with flower and shrub borders. There is a wooden garden shed, outside lights and a cold water tap.



## Directions

From the Agent's Ledbury office turn right and proceed along New Street. Continue past the Catholic church and turn left into Elmsdale Road. Turn left at the T-junction and continue into Pound Meadow. Proceed straight on into Pound Close 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 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 "E"

## EPC

The EPC rating for this property is D (67).



TOTAL FLOOR AREA: 1581 sq ft. (146.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers should not rely on these details and must satisfy themselves by inspection or otherwise as to the correctness of each of them. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.

Bluestone 2000



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
malvern@johngoodwin.co.uk

## 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.