



OFFERING SOME SCOPE FOR UPDATING A 3 BEDROOMED SEMI-DETACHED HOUSE IN A CONVENIENT LOCATION BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 2 RECEPTION ROOMS, GOOD SIZED ENCLOSED REAR GARDEN AND OFF ROAD PARKING TO REAR

EPC: D

NO CHAIN

Guide Price: £245,000

3 Queensway, Ledbury, Herefordshire HR8 2AY

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3 QUEENSWAY

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

A semi-detached house conveniently located within easy reach of Ledbury town centre.

The property offers some scope for updating and benefits from gas fired central heating and double glazing. It is arranged on the ground floor with a reception hall, sitting room, separate dining room, fitted kitchen, side lobby with WC off and a useful utility/storeroom. On the first floor the landing gives access to three bedrooms and a bathroom with WC.

Outside there is a good sized garden which is enclosed to the rear. There is also off road parking located to the rear.

ACCOMMODATION:

Reception Hall

With double glazed front door. Single radiator. Stairs to first floor. Built-in understairs cupboard. Laminate flooring. Double glazed window to front.

Sitting Room 3.75m (12ft 1in) plus alcoves x 3.10m (10ft) plus bay

Having a feature fireplace. TV point. Double radiator. Laminate flooring. Double glazed bay window to front.

Dining Room 3.95m (12ft 9in) max. x 3.51m (11ft 4in) plus door recess

With feature fireplace. Single radiator. Laminate flooring. Double glazed sliding doors to rear garden.

Kitchen 2.73m (8ft 10in) x 2.61m (8ft 5in)

Fitted with a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Cooker point. Wall mounted central heating boiler. Single radiator. Laminate flooring. Double glazed window to rear. Double glazed door to side.

Side Lobby

With wooden door to front. Double glazed door to rear garden. Quarry tile floor. Built-in cupboard.

WC Off

With quarry tile floor and window to front.





Utility/Storeroom 3.51m (11ft 4in) x 1.94m (6ft 3in)

With plumbing for washing machine. Window to side.

Landing

Having a built-in cupboard with hanging rail. Airing cupboard. Access to roof space. Double glazed window to side.

Bedroom 1 3.95m (12ft 9in) max. x 3.51m (11ft 4in) max.

With feature fireplace. Single radiator. Double glazed window to rear.

Bedroom 2 3.56m (11ft 6in) x 3.13m (10ft 1in)

With single radiator. Double glazed window to front.

Bedroom 3 2.76m (8ft 11in) x 2.61m (8ft 5in)

With double radiator. Double glazed window to rear.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over and tiled surrounds, wash basin and a WC. Single radiator. Double glazed window to front.

Outside

To the front of the property there is an area of lawn with a selection of plants and shrubs.

To the rear there is a good sized enclosed garden being arranged with a large paved terrace, lawn and further plants and shrubs. There is a useful outside tap.

At the bottom of the garden there is a hardstanding providing off road parking with double wooden gates giving vehicular access to the rear off St George Close.

Services

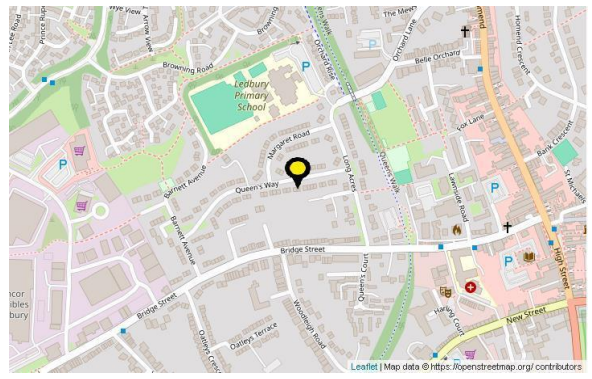
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should 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 left at the traffic lights and proceed along the High Street. Turn left into Bye Street and continue into Bridge Street. Turn right into Long Acres and then left into Queensway. The property will then be found after a short distance 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

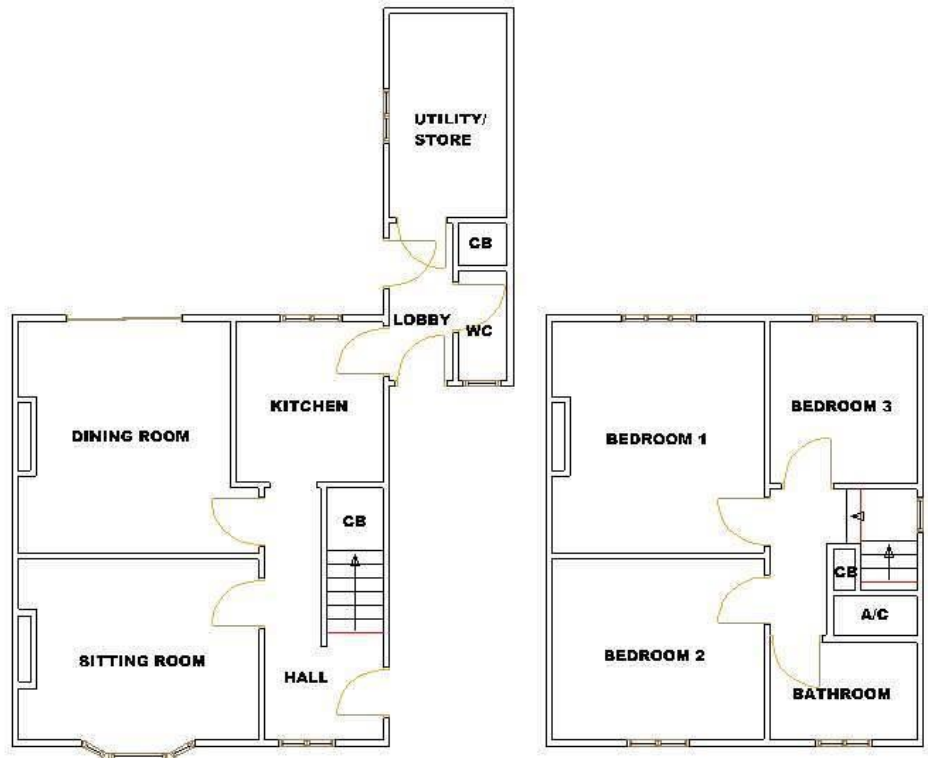
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

Band C

EPC

The EPC rating for this property is D (65)



Ledbury Office
01531 634648

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

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