

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



ENJOYING A WONDERFUL WESTERLY OUTLOOK IN A MUCH SOUGHT AFTER LOCATION WITHIN LEDBURY TOWN A MODERN INDIVIDUAL DETACHED HOUSE IN NEED OF SOME UPDATING COMPRISING A SPACIOUS SITTING ROOM WITH BALCONY, STUDY/DINING ROOM/BEDROOM 3, BREAKFAST KITCHEN, UTILITY ROOM, GROUND FLOOR BEDROOM AND BATHROOM, FURTHER FIRST FLOOR BEDROOM WITH ENSUITE BATHROOM, SLOPING REAR GARDEN, ATTACHED GARAGE AND DRIVEWAY PARKING. EPC D

NO ONWARD CHAIN

The Hoe – Guide Price: £485,000

70 Bank Crescent, Ledbury, Herefordshire, HR8 1AF

3 2 2



The Hoe, 70 Bank Crescent

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

Enjoying wonderful far reaching westerly views, The Hoe is a modern individual detached house conveniently located in a much sought after residential location within easy reach of Ledbury town centre and benefits from gas central heating and double glazing.

The split level property was built in 1983 for the current owner, thoughtfully designed by a local architect to maximise its elevated position and lovely westerly aspect.

The accommodation is arranged to the ground floor with an entrance hall, double bedroom, bathroom and utility room. A half landing with Velux window gives access to the study/bedroom and breakfast/kitchen having access to the garden.

To the first floor is the spacious sitting room with balcony a lovely place to sit and enjoy the wonderful views and the master bedroom with en-suite bathroom.

Outside the property benefits from a gated driveway with parking and access to the attached garage. Gardens to the front and rear are laid to lawn with trees and shrubs. The rear garden is sloping with scope to terrace and create a seating area to enjoy the evening sunshine and views.

The agent highly recommends an early inspection to appreciate this lovely property and desirable location within the town.

Available with no onward chain.

ACCOMMODATION:

Covered Porch

With steps and hand rail to:

Entrance Hall

With single glazed front door. Radiator. Cloaks cupboard with automatic light. Stairs to first floor with useful storage cupboard under.

Bedroom 4.57m (14ft 9in) x 3.15m (10ft 2in)

With bay window to front enjoying lovely westerly views. Radiator.

Bathroom

With double glazed window to side. Coloured suite comprising WC, wash hand basin and a panelled bath. Towel ladder radiator. Electric wall heater.





Utility Room

With double glazed window to side. Stainless steel sink unit with cupboard under. Plumbing for washing machine. Radiator. Strip light.

Half Landing

Velux window.

Study/Dining Room/ Bedroom 3 3.64m (11ft 9in) x 3.15m (10ft 2in)

Double glazed window to rear. Fitted book shelves. Radiator.

Breakfast/Kitchen 5.30m (17ft 1in) x 3.82m (12ft 4in)

With two double glazed windows to rear and door to garden. Fitted with a range of wooden fronted units comprising base and eye-level cupboards. Stainless steel sink unit with tiled splash back. Electric oven with extractor hood over. Integrated fridge. Downlights.

1st Floor Landing

Airing cupboard with hot water tank and shelving. Access to roof space. Downlights.

Sitting Room 5.58m (18ft) x 5.32m (17ft 2in)

Enjoying wonderful westerly views towards Marcle Ridge. Sliding patio doors opening onto the balcony. Feature fireplace with coal effect gas fire. Fitted bookcase with cupboards under. Radiator. TV point.

Bedroom 4.99m (16ft 1in) x 3.20m (10ft 4in)

With double glazed window to front enjoying wonderful views. Fitted wardrobes. Radiator. Door to:

En-Suite Bathroom

With double glazed window to side. Coloured suite comprising WC, wash hand basin and panelled bath. Towel radiator. Electric wall heater.

Outside

The property is approached by a gated driveway providing parking and access to the attached garage with double wooden doors with light, power and wall mounted gas central heating boiler. The front garden is laid to lawn with a retaining wall and picket fencing. To the rear is an enclosed mature garden with a pathway and steps leading up to the raised lawn from where the westerly views can be enjoyed.

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.

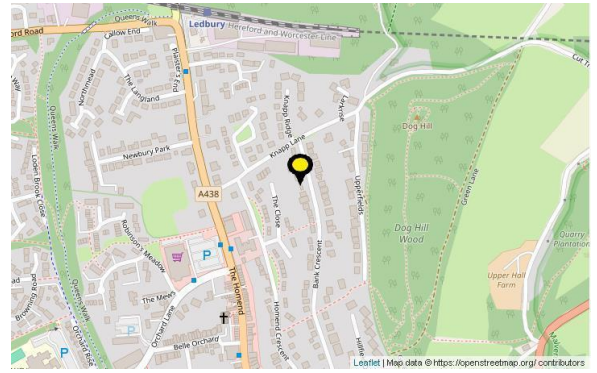


Directions

From the Agents Ledbury office turn left at the traffic lights and proceed along the High Street. Continue on past the old black & white Market Hall and then turn right into Bank Crescent. Proceed up the hill and the property will then be found towards the far end of the road on the right hand side.

Viewing

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



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.

Council Tax

COUNCIL TAX BAND "E"

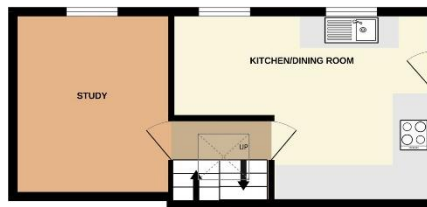
EPC

The EPC rating for this property is D (60).

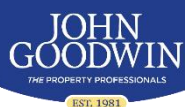
GROUND FLOOR
590 sq.ft. (54.9 sq.m.) approx.



HALF LANDING
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



Ledbury Office
01531 634648

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

