

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY APPOINTED DETACHED BUNGALOW SITUATED IN A SOUGHT AFTER CUL DE SAC LOCATION WITH ACCOMMODATION COMPRISING AN OPEN PLAN DINING KITCHEN, SITTING ROOM, TWO DOUBLE BEDROOMS (ONE EN SUITE), SHOWER ROOM, DRIVEWAY PARKING, GARAGE AND AN ATTRACTIVE LANDSCAPED GARDEN.

NO CHAIN. EPC C.

21 Kingsmead - Guide Price £375,000

21 Kingsmead, Ledbury, Herefordshire, HR8 2LS



21 Kingsmead

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

Built in 2013, 21 Kingsmead is a modern detached bungalow situated in a sought after cul de sac on the outskirts of Ledbury. The bungalow is exceptionally well presented and has been refurbished to a high standard in recent years with a superbly fitted kitchen and two contemporary shower rooms. The décor is light and bright throughout, offering comfortable living with gas fired central heating and double glazing.

The accommodation comprises an entrance hall, open plan dining kitchen, sitting room, two double bedrooms (one en suite) both with fitted wardrobes and a spacious shower room.

Outside, a driveway provides parking for two vehicles and in turn leads to a **SINGLE GARAGE**. There is an attractive landscaped garden to the rear, designed to be low maintenance with a paved seating terrace.

Offered with no onward chain, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Composite front door with opaque glazed side panel. Ceiling light. Access to loft space. Two radiators. Built in cloaks cupboard with coat hooks. Telephone point. Tiled floor Open to

Dining Kitchen 6.09m (19ft 8in) x 3.61m (11ft 8in)

Kitchen Area

The kitchen has been superbly refitted and comprises a contemporary range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. There are a range of integrated Bosch appliances including a 4 ring induction HOB with cooker hood over. **DISHWASHER, FRIDGE FREEZER, WASHING MACHINE**, combination





MICROWAVE/GRILL/OVEN and a separate **OVEN** below. Front and side facing windows. Recessed spotlights. Tiled floor continuing into

Dining Area

Attractive front facing bay window with fitted window seat and storage underneath. Ceiling light. Radiator.

Sitting Room 5.30m (17ft 1in) x 3.30m (10ft 8in)

Side facing window and French doors leading onto the garden. Ceiling light. Radiator. TV point.

Bedroom 1 4.23m (13ft 8in) x 3.30m (10ft 8in)

Rear facing window overlooking the garden. Ceiling light. Built in wardrobes with hanging rails and shelving. Radiator. Door to

En Suite Shower Room

Suite comprising shower enclosure with panelled surrounds, vanity wash hand basin with cupboard below, low level WC. Rear facing opaque glazed window. Recessed spotlights. Vanity mirror with lighting. Ladder style towel rail. Part tiled walls.

Bedroom 2 3.23m (10ft 5in) x 3.04m (9ft 10in)

Front facing window. Ceiling light. Built in wardrobe with hanging rail and shelving. Radiator.



Shower Room

Suite comprising shower enclosure with tiled surrounds, vanity wash hand basin with cupboards below, bidet, low level WC. Side facing opaque glazed window. Ceiling light. Extractor fan. Vanity mirror with lighting. Additional fitted storage. Part tiled walls. Radiator. Tiled floor.

Outside

To the front of the property there is a tarmac driveway providing off road parking for two vehicles. There is access to a **SINGLE GARAGE** (20' 6" x 9' 6") with up and over door, power and light connected, access to loft space with pull down ladder and wall mounted gas fired boiler. There is a personal door leading to the rear.

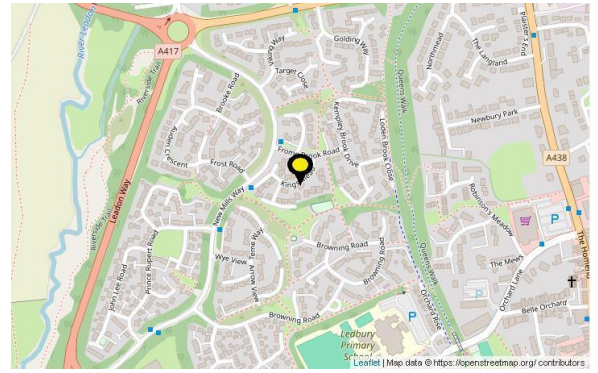


Gated pathways to either side of the bungalow lead to an enclosed private garden, which is attractively arranged with a stone and paved terrace and raised flower bed. Steps lead to a further raised border planted with a variety of mature shrubs. There is an outside light and a cold water tap.



Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street. Continue into The Homend and bear left at the railway station onto the Hereford Road. At the roundabout take the first exit into New Mills Way and then take the second turning on the left into Frome Brook Road. Proceed for a short distance and then turn right into Kingsmead and the bungalow 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"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (75).

GROUND FLOOR
990 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA - 990 sq.ft. (91.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their quality or efficiency can be given.
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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.



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