

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**IN NEED OF UPDATING AN INDIVIDUAL TWO BEDROOM DETACHED BUNGALOW SITUATED CLOSE TO THE CENTRE OF LEDBURY TOWN BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH ENCLOSED GARDEN, DRIVEWAY PARKING, GARAGE AND ADJOINING WORKSHOP.**

**AVAILABLE WITH NO ONWARD CHAIN**

## Westmead - Guide Price £310,000

The Homend, Ledbury, Herefordshire, HR8 1AP





# Westmead

## 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

Westmead is a detached bungalow conveniently situated in a favoured residential area close to the railway station and within walking distance of the town centre.

The property benefits from gas central heating and double glazing with accommodation comprising an entrance hall, sitting room, kitchen/diner, utility room, two bedrooms, bathroom and cloakroom with WC.

Outside the property is set in a good sized area of garden extending to the front and rear. A driveway gives access to a built-on garage and large adjacent workshop/store.

The property would benefit from a scheme of updating and is available with **NO ONWARD CHAIN**.

Accommodation with approximate dimensions as follows:

### Entrance Hall

With built-in airing cupboard housing Worcester gas fired central heating boiler. Access to loft space.

### Sitting Room 5.61m (18ft 1in) x 3.69m (11ft 11in)

Feature fireplace with gas fire. Serving hatch to kitchen. Double glazed door and window to rear with garden views. Radiator

### Breakfast Kitchen 5.58m (18ft) x 4.03m (13ft)

Comprising a range of fitted units. Gas hob and electric oven with extractor hood over. Stainless steel sink unit. Integrated washer/dryer. Double glazed windows to front and rear. Door to:

### Rear Hall

With access to utility room and door to workshop/store.

### Utility Room 1.58m (5ft 1in) x 1.55m (5ft)

Double glazed window to side and tiled floor.

### Bedroom 1 4.49m (14ft 6in) x 3.69m (11ft 11in)

With double glazed window to rear. Two fitted cupboards. Radiator.

### Bedroom 2 3.69m (11ft 11in) x 3.59m (11ft 7in)

With double glazed window to front. Built-in wardrobes. Radiator.

### Cloakroom

With double glazed window to front. Vanity unit with WC and wash basin. Radiator.





### Bathroom

Suite comprising bath, WC, vanity unit with inset wash basin and tiled walk-in shower cubicle. Radiator. Double glazed window to front.

### Outside

The property is set in a good sized area of garden extending to the front and rear. A driveway gives access to the built-on garage 16'6" x 8'0" with light and power and large adjacent workshop/store 24'5" x 8'9" with windows and doors to front and rear.

### AGENTS NOTE

### PLANNING

We understand planning consent has been granted on the land immediately to the rear of Westmead.

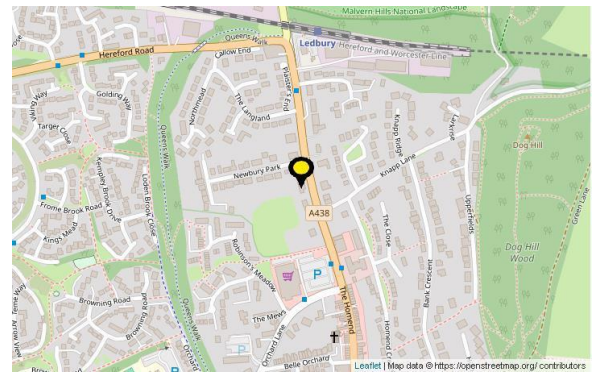
Further details are available through the Agents Ledbury office.





## Directions

Turning left from the Ledbury office onto the high street follow the road 0.5 miles until you see the Esso garage on your right hand side. Continue past the turning for Knapp Lane where you will find the property situated on your 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"

## EPC

The EPC rating for this property is D (58).

GROUND FLOOR  
1260 sq.ft. (117.1 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 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 mis-statement. 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 as to their operability 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 leases 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.



**Ledbury Office**  
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