



**A MODERN WELL APPOINTED 2 BEDROOMED TERRACE HOUSE BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH REFITTED KITCHEN AND BATHROOM, ENCLOSED REAR GARDEN, GARAGE AND OFF ROAD PARKING**

**EPC: C NO CHAIN IDEAL FIRST PURCHASE**

**Guide Price: £225,000**

6 Gibson Road, Ledbury, Herefordshire HR8 2US



## 6 GIBSON ROAD

### 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 well appointed modern terrace house in a popular and convenient residential location on the outskirts of Ledbury.

The accommodation benefits from gas fired central heating and double glazing. It is arranged on the ground floor with a canopy porch, entrance lobby and an open plan sitting room with refitted kitchen area. On the first floor the landing gives access to two bedrooms and a refitted bathroom.

Outside there is a garden which is enclosed to the rear and a garage located in a nearby block.

### ACCOMMODATION:

#### Canopy Porch

With outside light.

#### Entrance Lobby

With double glazed front door. Single radiator. Tiled floor.

#### Kitchen Area 2.51m (8ft 1in) x 2.42m (7ft 10in)

With a range of white contemporary units comprising a composite sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Breakfast bar. Work surfaces with tiled surrounds. Built-in double oven with 4-ring gas hob and canopy hood over. Plumbing for washing machine. Wall mounted Worcester gas fired boiler. Matching tiled floor. Double glazed window to front. Opening through to:

#### Sitting Room 5.16m (16ft 8in) x 3.66m (11ft 10in) max

With stairs to first floor. Two double radiators. TV and telephone points. Wood effect flooring. Double glazed sliding patio doors to rear garden.

#### Landing

With access to roof space.

#### Bedroom 1 3.69m (11ft 11in) plus door recess x 2.99m (9ft 8in) max

With built-in double wardrobe. Single radiator. Double glazed window to rear.





### **Bedroom 2 3.30m (10ft 8in) x 2.06m (6ft 8in) max**

With built-in wardrobe. Further built-in cupboard with slatted shelving. Single radiator. Double glazed window to front.

### **Bathroom**

Refitted with a modern white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, inset wash basin with cupboard under and tiled splashback and a WC. Wall mirror with shaver point. Extractor fan. Chrome ladder radiator. Tiled floor. Double glazed window to front.

### **Outside**

To the front of the property there is an area of lawn with stone terrace and a selection of plants and shrubs. There is also a useful outside tap.

The property has a single GARAGE which is located in a block and has a driveway to front providing additional off road parking.

To the rear of the house there is an enclosed garden being pleasantly arranged with an area of lawn, paved patio, a stone terrace, flower borders and raised beds.

A gateway at the end of the garden leads to a shared pathway which gives access to the rear of the garage.



### **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.

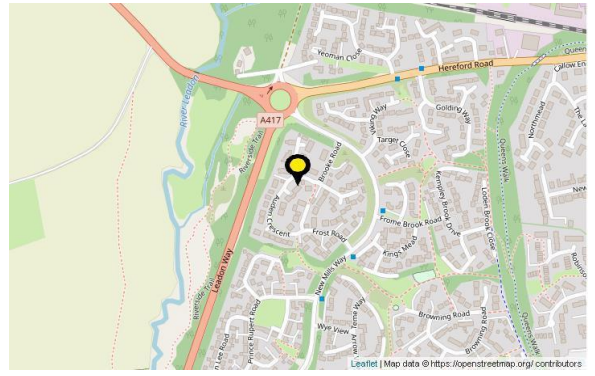
### **Tenure**

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 and Homend. Continue over the traffic lights by Tesco and bear left by the railway station onto the Hereford Road. At the roundabout take the first exit into New Mills Way, proceed for a short distance and take the first right into Brooke Road. Continue to the 'T' Junction with Gibson Road and turn right. The property will then be found immediately on the right 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

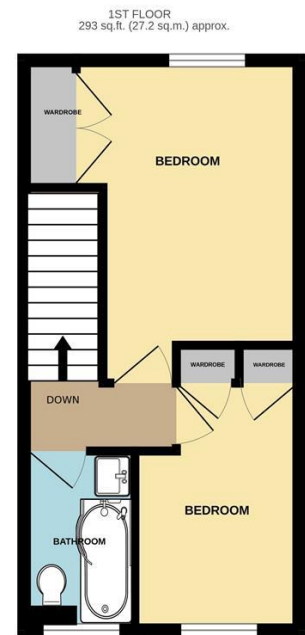
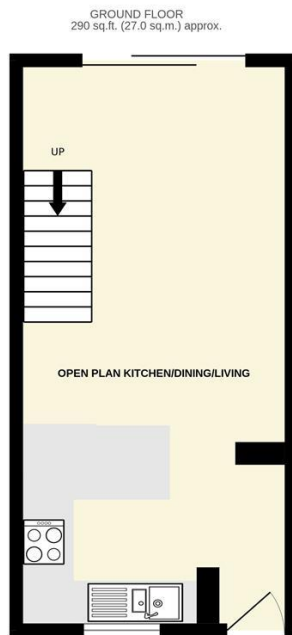
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND: B

## EPC

The EPC rating for this property is C (74)



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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.

