



**AN IMAGINATIVELY APPOINTED 3 BEDROOMED MODERN END OF TERRACE HOUSE WITH MANY FINE FEATURES BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH CONSERVATORY, GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM, HOME OFFICE/STUDIO, ENCLOSED REAR GARDEN AND OFF ROAD PARKING**

**EPC:C**

**INSPECTION ESSENTIAL**

**Guide Price: £285,000**

42 Russet Close, Ledbury, Herefordshire HR8 2XR



## 42 RUSSET CLOSE

### 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. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

### Property Description

A modern well presented end of terrace house conveniently located in a popular cul de sac location on the outskirts of Ledbury.

The accommodation has been imaginatively designed with many interesting features and it benefits from gas fired central heating and double glazing. It is arranged on the ground floor with an entrance hall, shower room with WC, an open plan breakfast kitchen/living room and a conservatory. On the first floor the landing gives access to three bedrooms and a bathroom with WC.

Outside there is an easily maintained enclosed rear garden which houses a useful **HOME OFFICE/STUDIO**. To the front of the property a stone driveway provides off road parking.

### ACCOMMODATION:

#### Entrance Hall

With double glazed front door. Double glazed window to front. Recess with coat hooks. Fitted cupboard. Radiator with decorative screen. Feature slate tiled wall. Attractive stone floor.

#### Shower Room

Fitted with a contemporary suite comprising a tiled shower cubicle with rainfall shower head, feature mounted circular granite wash hand basin with cupboard below and granite vanity top, and a low level WC. Large feature mirror. Chrome ladder radiator. Recess with space and plumbing for a washing machine.

#### Breakfast Kitchen 5.16m (16ft 8in) max. x 3.20m (10ft 4in) max.

Well fitted with an extensive range of units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Tall storage cupboard. Peninsular breakfast bar. Granite worktops with tiled surrounds. Matching cupboard housing a Worcester boiler. Built-in oven and microwave. Fitted 4-ring ceramic hob with stainless steel chimney hood over. Integral fridge, freezer and dishwasher. Large walk-in cupboard. Matching stone flooring. Radiator with decorative screen. Double glazed window to front. Opening through to:





**Living Room 5.52m (17ft 10in) max. x 3.66m (11ft 10in) max.**  
With a range of attractive fitted cupboards. Wall mounted pebble effect electric fire. TV point. Radiator with decorative screen. Feature exposed timber staircase to the first floor. Wooden flooring. Double glazed double doors to conservatory.

**Conservatory 5.06m (16ft 4in) x 2.87m (9ft 3in)**

With fitted cupboards. Tinted glazed roof. Stone floor with underfloor heating. Large double glazed bi-fold doors to the rear garden.

**Landing**

Attractive wooden flooring.

**Bedroom 1 3.72m (12ft) max. x 2.97m (9ft 7in) max.**

Having a large fitted double wardrobe with sliding mirror doors. Decorative wall mounting. Single radiator. Double glazed window to rear.

**Bedroom 2 3.02m (9ft 9in) x 2.94m (9ft 6in)**

With single radiator. Double glazed window to front.

**Bedroom 3 2.73m (8ft 10in) max. x 2.63m (8ft 6in)**

Having a fitted double wardrobe. Further fitted cupboard with shelving. Single radiator. Double glazed window to rear.

**Family Bathroom**

Fitted with a contemporary white suite comprising a panelled bath with shower over and fitted shower screen, inset wash basin with cupboard under and vanity top, and a low level WC. Fully tiled surrounds. Tiled floor. Chrome ladder radiator. Extractor fan. Access to roof space. Double glazed window to front.

**Outside**

To the front of the property a stone driveway provides off road parking.

A gated pathway to the side of the house gives access to an enclosed and easily maintained rear garden which is attractively arranged with paved terracing.

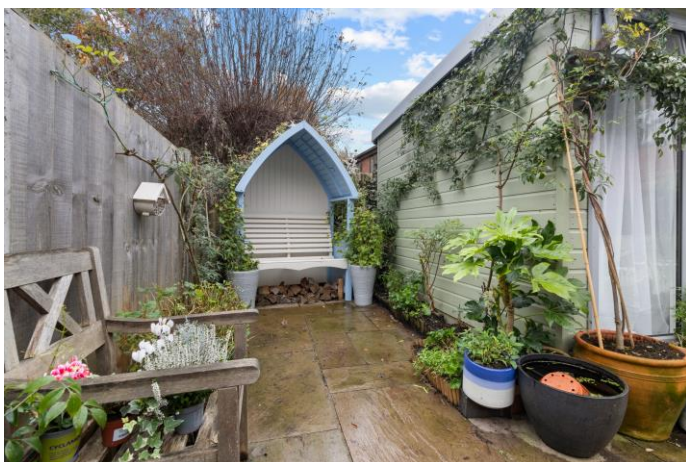
There is a useful HOME OFFICE / STUDIO (15'6 x 9'6) with light and power, double glazed windows and double glazed double doors.

**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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

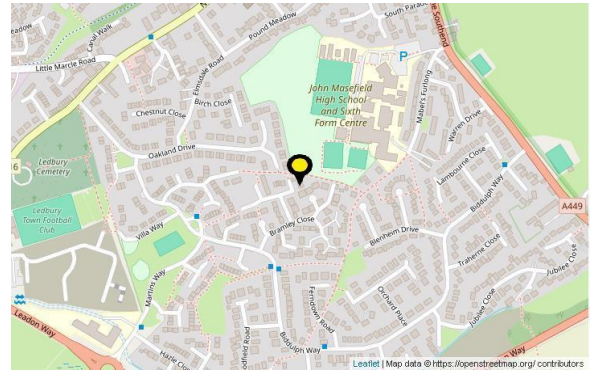
**Tenure**

We are advised (subject to legal verification) that the property is Freehold



## Directions

From the Ledbury office turn right at the traffic lights and proceed along the Southend. Turn right into Biddulph Way, continue down the hill and turn right in to Bramley Close. Take the second turning left into Russet Close and turn right at the 'T' junction. The property will then be found at the end of the cul de sac.



## 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 purchases/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 formerly 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: C

## EPC

The EPC rating for this property is C (69)



**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:

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