

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS WELL PRESENTED FOUR BEDROOMED DETACHED HOUSE IN A SOUGHT AFTER CUL DE SAC LOCATION BENEFITING FROM GAS FIRED WARM AIR CENTRAL HEATING AND DOUBLE GLAZING WITH EN SUITE MASTER BEDROOM, TWO RECEPTION ROOMS, CONSERVATORY, DOUBLE GARAGE AND ATTRACTIVE LANDSCAPED REAR GARDEN. EPC D

31 Jubilee Close - Guide Price - £465,000

Ledbury, Herefordshire, HR8 2XA



31 Jubilee Close

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

31 Jubilee Close is a four bedroom detached family home, occupying an elevated position with the popular Deer Park residential development on the outskirts of Ledbury town. Well presented throughout, the accommodation benefits from gas fired warm air central heating and double glazing and is arranged on the ground floor with a reception hall, cloakroom with WC, kitchen, sitting room with feature wood burner and separate dining room with conservatory off. On the first floor the landing gives access to a master bedroom with a refitted En-suite shower room, three further bedrooms and a family bathroom.

Outside the property benefits from driveway parking giving access to the detached double garage. Attractive gardens extend to the front and rear, laid mainly to lawn, with flower borders and seating areas.

The agent recommends an early inspection.

Covered Porch

With outside light. External electrical socket. Composite front door opening to:

Reception Hall

With stairs to first floor. Doors opening to :

Cloakroom

With double glazed window to front. Coloured suite comprising WC and wash basin. Fitted storage cupboard.

Kitchen 4.47m (14ft 5in) x 3.30m (10ft 8in)

With original kitchen comprising base and eye-level units. Stainless steel double sink unit. NEFF gas hob and NEFF electric double oven. Plumbing for washing machine and dishwasher. Space for tumble dryer and fridge freezer. TV point. Double glazed door and window to side. Door to the dining room. Tiled floor.

Sitting Room 6.69m (21ft 7in) x 3.59m (11ft 7in)

With double glazed window to front and French doors opening to the garden. Feature fireplace with wood burner. Glazed double doors to:

Dining Room 4.39m (14ft 2in) x 2.82m (9ft 1in)

With fitted wooden desk and bookshelves. Cupboard house warm air gas central heating boiler. Door to Kitchen. Double doors to:

Conservatory 3.64m (11ft 9in) x 3.20m (10ft 4in)

UPVC with pitched roof and double glazing. French doors to the garden. Tiled floor.

Landing

Airing cupboard with hot water tank. Hatch to loft space. Doors to:





Master Bedroom 5.42m (17ft 6in) x 4.44m (14ft 4in)

With double glazed windows to front. Fitted wardrobes. Door to:

En-Suite Shower Room

Re-fitted with large walk-in shower with tiled surrounds, raindrop shower and handheld attachment. WC. Vanity unit with washbasin and mirror over. Ladder radiator.

Bedroom 2 3.82m (12ft 4in) x 3.69m (11ft 11in)

Fitted wardrobes. Double glazed window to front.

Bedroom 3 2.99m (9ft 8in) x 2.58m (8ft 4in)

Fitted wardrobes. Double glazed window to rear.

Bedroom 4 2.92m (9ft 5in) x 2.40m (7ft 9in)

Fitted cupboard. Double glazed window to rear.



Bathroom

Fitted with original coloured suite comprising WC, wash basin and panelled bath with shower attachment. Tiled surrounds. Electric towel radiator. Double glazed window to rear.

Outside

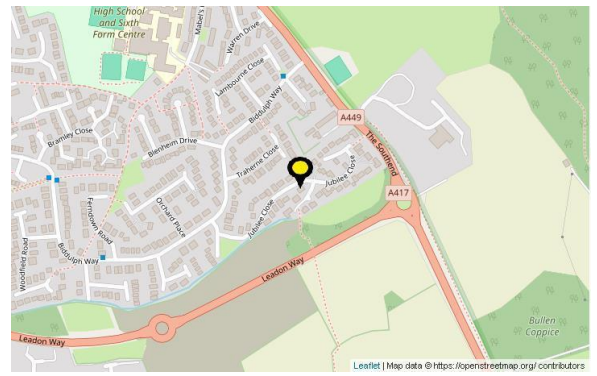
The property is approached via a shared driveway with parking for several vehicles and access to the detached double garage with light, power and personal door. There are attractive gardens to front and rear, a paved pathway to the side of the property leads to the enclosed rear garden, laid mainly to lawn with attractive flower borders and well placed seating areas to enjoy the sunshine.



Agents Notes

Directions

From the Agent's Ledbury office turn right at the traffic lights and proceed along the Southend. Turn right into Biddulph Way, proceed down the hill and turn left into Jubilee Close. Turn left again and proceed up the hill where the property 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)

EPC

The EPC rating for this property is D (64).



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 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.

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ESTD 1981

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