



A DECEPTIVELY SPACIOUS MODERN END OF TERRACE TOWN HOUSE FORMING PART OF AN EXCLUSIVE GATED DEVELOPMENT VERY CLOSE TO THE TOWN CENTRE BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 3 GOOD SIZED BEDROOMS (1 ENSUITE), FITTED KITCHEN WITH APPLIANCES, DINING AREA, CONSERVATORY, ATTRACTIVE PRIVATE LANDSCAPED GARDEN PLUS EXTENSIVE COMMUNAL GARDENS BACKING ONTO FARMLAND, OFF ROAD PARKING AND CARPORT. EPC: C. NO CHAIN

INSPECTION RECOMMENDED

Guide Price: £625,000

1 Ledbury Park, Ledbury, Herefordshire HR8 1LF

3 2 2

1 LEDBURY PARK

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

1 Ledbury Park is a modern well appointed end terrace town house forming part of a most attractive and much sought after gated development very conveniently located close to Ledbury town centre and enjoying a wonderful outlook towards Ledbury Church.

The deceptively spacious and well presented accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a spacious reception hall, cloakroom with WC, fitted breakfast kitchen with appliances, dining area off, an attractive sitting room and a conservatory enjoying a very pleasant outlook over the rear garden. On the first floor the landing gives access to a master bedroom with an Ensuite bathroom, two further good sized bedrooms and a family bathroom.

Outside, the property has it's own attractive well stocked garden, which is enclosed and private to the rear. In addition, No 1 has use of part of the large communal grounds belonging to Ledbury Park. There is a gated courtyard providing resident and visitor parking in addition to an allocated CARPORT.

Agents Note

It should be noted that planning permission was granted by Herefordshire Council on 22nd January 2024 for a single story extension to provide a ground floor Ensuite bedroom. Planning Application No: 233208. Further details are available on the Herefordshire planning web site and plans are available at the Agents Ledbury office.

ACCOMMODATION:

Reception Hall

With wooden front door. Single radiator. Feature arched internal window. Staircase to first floor. Coving. Wood effect laminate flooring.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Extractor fan. Single radiator. Matching laminate flooring. Double glazed window to side.

Breakfast Kitchen 4.68m (15ft 1in) x 3.59m (11ft 7in)

Well fitted with a range of attractive coloured units comprising a ceramic sink with extending pull-out tower mixer tap and base unit under. Further base units. Drawer pack. Wall mounted cupboards. Tall storage cupboard. Work surfaces with tiled surrounds. Built-in oven with 4-ring ceramic hob and stainless steel chimney hood over. Integral fridge freezer. Integral dishwasher and washing machine. Useful built-in understairs pantry cupboard. Double radiator. Coving. Matching laminate flooring. Attracted arched glazed door from hall. Double glazed window to front with fine outlook towards Ledbury church. Archway to dining area.

Dining Area 3.41m (11ft) x 2.63m (8ft 6in)

With a fitted cupboard housing a Worcester gas fired boiler. Double radiator. Panelled ceiling. Matching laminate flooring. Double glazed windows to front and side.





Sitting Room 6.38m (20ft 7in) into alcoves x 4.57m (14ft 9in)

Having a feature fireplace with fitted coal effect gas fire, wooden surround and marble hearth. Fitted alcove cupboards and shelving. TV point. Two double radiators. Coving. Matching laminate flooring. Feature arched glazed door from hall. Double glazed windows to side and rear. Double glazed double doors to conservatory.

Conservatory 3.38m (10ft 11in) x 3.07m (9ft 11in)

Having dwarf walling with double glazed surrounds. Tiled floor. Double radiator. Fitted cupboard. Central ceiling light with fan. Double glazed double doors to side giving access to the rear garden.

Landing

With single radiator. Airing cupboard with hot water cylinder. Access to roof space. Coving.

Bedroom 1 4.70m (15ft 2in) x 4.26m (13ft 9in) max.

Having two fitted double wardrobes. TV point. Double radiator. Coving. Double glazed window to rear with pleasant outlook over garden with wooded backdrop.

Ensuite Bathroom

Fitted with a white suite comprising a panelled bath with mixer taps and shower attachment, inset wash basin with drawers under and a WC. Half tiled surrounds. Single radiator. Laminate flooring. Double glazed windows to side and rear.

Bedroom 2 3.44m (11ft 1in) x 3.13m (10ft 1in)

With a deep built-in double wardrobe. Double radiator. Coving. Box bay window to front with fine outlook towards the church.

Bedroom 3 3.44m (11ft 1in) x 3.15m (10ft 2in)

With double radiator. Coving. Box bay window to front with pleasant outlook.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over with rainfall showerhead and separate hand held attachment, fitted shower screen, inset wash basin with drawers under and a WC. Half tiled surrounds. Single radiator. Laminate flooring. Double glazed window to side.

Outside

Ledbury Park is accessed via a shared entrance with electric gates which leads to a large courtyard where there is allocated residents and visitor parking. In addition there is an allocated CARPORT. This has an opening on the side giving direct access from the front garden and making access in and out of a car much easier.

No.1 has its own good sized private well stocked garden which is arranged at the front with areas of lawn, raised beds and a selection of plants and shrubs. A gated pathway to the side of the property gives access to an enclosed and private landscaped rear garden which is very attractively arranged with a further area of lawn, a large paved terrace and an interesting selection of mature plants trees and shrubs. There is a feature rear stone wall, pergola seating area and a useful large shed. There is also an external meter cupboard and outside lights and taps.

The property also enjoys the shared use of parts of the communal grounds belonging to Ledbury Park. These are pleasantly arranged with areas of lawn backing onto farmland and can be accessed directly from the private rear garden via wooden steps.

Council Tax

BAND: F

EPC

The EPC rating for this property is C (70)



Directions

From the Agents Ledbury office proceed straight over the traffic lights onto the Worcester Road. Proceed for a short distance and the gated entrance to Ledbury Park will be found on the right hand side.

Viewing

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

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 verification) that the property is Leasehold. The property is held on a 999 year lease from November 1998. The ground rent is £50 per annum. There is a service charge which is currently understood to be £2,009.70 per annum. The service charge covers general outside maintenance and buildings insurance.

The Freehold is owned by the management company (Ledbury Property Company Ltd) and all of the 17 households forming Ledbury Park have a share in it.

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.



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:

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.