



**A MOST INTERESTING 3-STOREY GRADE II LISTED TOWN HOUSE IN A VERY CONVENIENT TOWN CENTRE LOCATION THAT HAS BEEN RECENTLY REDECORATED AND RECARPETED THROUGHOUT BENEFITING FROM GAS FIRED CENTRAL HEATING WITH 3 BEDROOMS, CELLAR, COMMUNAL COURTYARD AND OFF ROAD PARKING.**

**EPC: E NO CHAIN.**

## The Sergeants House – Guide Price £350,000

Church Street, Ledbury, HR8 1DH

3 2 1



# The Sergeants House

## 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

The Sergeants House is an attractive Grade II Listed Town House very conveniently located in a very pleasant conservation area close to the church and walled gardens, and a short walk from town centre.

The property forms part of an attractive courtyard development of properties situated at the end of the historically famous cobbled Church Lane, which were renovated and restored by the Hereford and Worcester Preservation Trust in 1987/88.

The accommodation which has recently undergone redecoration throughout including new carpets has many interesting period features is arranged over three floors and benefits from gas fired central heating and extensive secondary glazing. On the ground floor there is a reception hall, cloakroom with WC, sitting room, a kitchen and dining area. On the first floor there is a bedroom and a bathroom with two further bedrooms on the second floor. There is also a useful cellar with external access.

The property backs onto a communal courtyard where there is a parking space for one car.

The accommodation with approximate dimensions is as follows:

### Reception Hall

With wooden door to rear. Single radiator. Exposed timbers. Window to rear with secondary glazing. Stairs to first floor.

### Cloakroom

With a wash basin and WC. Single radiator. Window to rear.

### Sitting Room 4.57m (14ft 9in) max. x 4.00m (12ft 11in) max.

Having a feature arched fireplace. Two single radiators. Exposed timbers. Inset shelving. Windows to front and rear with secondary glazing.

### Kitchen 2.53m (8ft 2in) x 2.48m (8ft)

Fitted with a range of pine units comprising a composite sink with base unit under. Further base units Drawer pack. Wall mounted cupboards. Integral wine rack. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4-ring gas hob with integral extractor over. Plumbing for dishwasher. Built-in cupboard. Window to front.

### Dining Area Off 3.38m (10ft 11in) max. x 2.92m (9ft 5in) max.

Having a feature curved wall. Single radiator. Window to side with secondary glazing. Wooden door to rear.

### First Floor Landing

With single radiator. Airing cupboard with lagged cylinder. Stairs to second floor.





#### **Bedroom 1 4.80m (15ft 6in) max. x 4.11m (13ft 3in) max.**

Having a feature fireplace. Three single radiators. Exposed timbers. Windows to front and rear with secondary glazing. This room could easily be used as a first floor living room if required.

#### **Bathroom**

Fitted with a white suite comprising a panelled bath with shower attachment, fitted shower screen and tiled surrounds, wash basin and a WC. Double radiator. Windows to front and side with secondary glazing.

#### **Second Floor Landing**

With single radiator. Access to roof space. Window to side.

#### **Bedroom 2 4.85m (15ft 8in) max. x 4.13m (13ft 4in) max.**

With fitted wardrobes and cupboards. Double and single radiators. Window to front. Further window to rear with secondary glazing.

#### **Bedroom 3 2.71m (8ft 9in) x 2.37m (7ft 8in)**

With double radiator. Exposed timbers. Window to side.

#### **Outside**

To the rear of the property there is a communal courtyard where there is one parking space.

Steps lead down from the courtyard to a useful cellar (20'11 max. x 14'2 max.) with light and power.

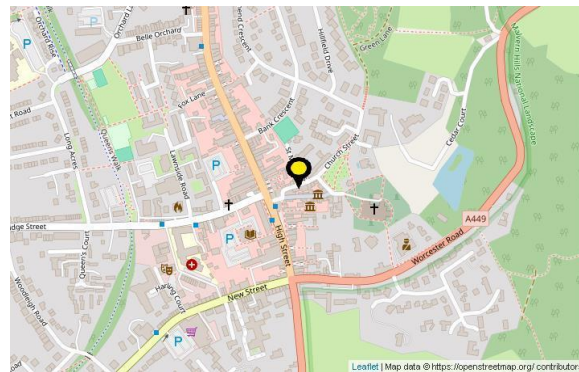
There is also a boiler room housing a gas fired boiler and the meters.





## Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street. Turn right behind the Black & White Market House and proceed up Church Street. The property will then be found on the right hand side on the corner of Church Road. Access to the property is over the courtyard to the rear.



## 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.

## 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

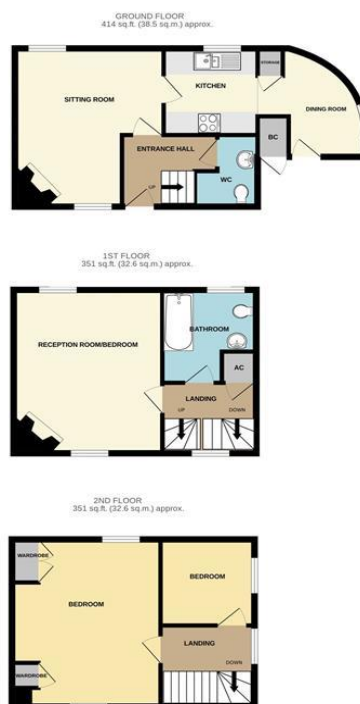
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND: D

## EPC

The EPC rating for this property is E (50)



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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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