



A WELL PRESENTED SEMI-DETACHED HOUSE IN A POPULAR VILLAGE LOCATION ENJOYING A PLEASANT REAR OUTLOOK AND BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS AND 2 RECEPTION ROOMS, UTILITY ROOM, GARDENS TO FRONT AND REAR, GARAGE AND DRIVEWAY PARKING

EPC: C

NO CHAIN

5 The Swallow - Guide Price: £325,000

Wellington Heath, Ledbury, Herefordshire HR8 1NA

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5 The Swallow

Location

Wellington Heath is a very popular village with a thriving local community with amenities including a village hall, pub and a church. Ledbury is approximately 1½ miles distant and offers an excellent range of facilities 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

Property Description

A comfortable well presented semi-detached house situated in a popular village location enjoying a very pleasant rear outlook.

The accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with an entrance lobby, cloakroom with WC, sitting room, dining room, a fitted kitchen and useful utility room. On the first floor the landing gives access to three bedrooms and a bathroom with WC.

Outside there are gardens to front and rear and an attached single garage with additional driveway parking.

ACCOMMODATION:

Entrance Lobby

With double glazed front door. Double radiator. Double glazed windows to front and side.

Cloakroom

Fitted with a white suite comprising an inset wash basin with tiled splashback and a WC. Double glazed window to front.

Sitting Room 5.71m (18ft 5in) max. x 3.64m (11ft 9in)

Having a decorative tiled fireplace. TV and telephone points. Double radiator. Double glazed window to front. Opening through to:

Dining Room 4.06m (13ft 1in) max. x 2.76m (8ft 11in)

With stairs to first floor. Single radiator. Double glazed window and double glazed door to rear.

Kitchen 4.06m (13ft 1in) max. x 2.76m (8ft 11in)

Fitted with a stainless steel one and half bowl sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Fitted cooker. Double radiator. Useful built-in understairs cupboard. Double glazed window to rear with outlook over garden.

Utility Room 2.61m (8ft 5in) x 1.73m (5ft 7in)

With plumbing for washing machine. Single radiator. Connecting door to garage. Double glazed window to rear. Double glazed door to side.





Landing

With double radiator. Airing cupboard with lagged hot water cylinder. Access to roof space. Double glazed window to side.

Bedroom 1 3.66m (11ft 10in) x 3.30m (10ft 8in) max. plus door recess

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

Bedroom 2 3.51m (11ft 4in) x 3.10m (10ft)

With built-in double wardrobe. Single radiator. Double glazed window to rear with very pleasant outlook.

Bedroom 3 2.53m (8ft 2in) x 2.30m (7ft 5in)

With single radiator. Double glazed window to front.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over and extensive tiled surrounds, wash basin and a WC. Ladder radiator. Extractor fan. Double glazed window to rear.

Outside

To the front of the property there is an area of lawn with plants and shrubs.

A block paved driveway provides off road parking and gives access to the attached GARAGE (18' x 8'5) with up and over door, light and power, wall mounted Worcester gas fired boiler and double glazed window to side.

A pathway to the side of the house leads to the rear garden where there is a large paved terrace with steps leading up to an area of lawn. There are further established shrubs.

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.

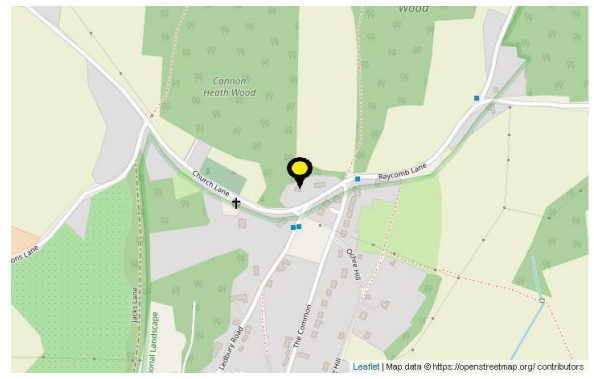
Tenure

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



Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue straight over the traffic lights by the railway station onto the B4214 Bromyard Road. Proceed for a short distance and turn right signposted to Wellington Heath. Proceed right to the top of the hill and at the T-junction by the carved oak tree turn right. Immediately turn right again onto The Common and The Swallow. The property will then be located after a short distance on the left 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 D

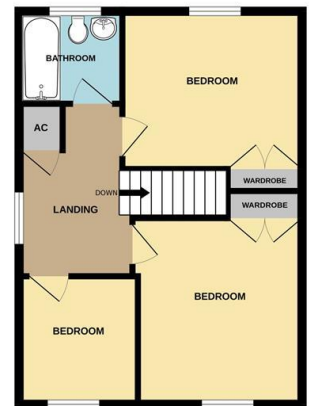
EPC

The EPC rating for this property is C (70)

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



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