



**A WELL APPOINTED MODERN 3-STOREY TOWN HOUSE IN A VERY CONVENIENT TOWN CENTRE LOCATION BENEFITING FROM GAS FIRED UNDERFLOOR HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS, REFITTED KITCHEN WITH APPLIANCES, BATHROOM AND SEPARATE SHOWER ROOM, ATTRACTIVE ENCLOSED REAR GARDEN AND OFF ROAD PARKING**

**EPC: C**

## 4 Old Market Court - Guide Price: £300,000

Market Street, Ledbury, Herefordshire HR8 2GE

3 1 2



# 4 Old Market Court

## 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

An attractive modern town house very conveniently located close to Ledbury town centre.

The well appointed accommodation has the benefit of gas fired underfloor heating and double glazing. It is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, a contemporary fitted kitchen with appliances and a sitting room. On the first floor the landing gives access to two bedrooms and a bathroom with WC. On the second floor there is a top landing, further bedroom and a shower room with WC.

Outside there is a small area of garden to the front and an enclosed and private rear garden which is easily maintained.

There is a car park to the rear of the property with one allocated parking space.

## ACCOMMODATION:

### Canopy Porch

With outside light.

### Reception Hall

With double glazed front door. Built-in cupboard. Telephone point. Tiled floor. Stairs to first floor.

### Cloakroom

Fitted with a modern white suite comprising a wash basin with tiled splashback and a WC. Electric heated ladder towel rail. Double glazed window to front.

### Kitchen 3.46m (11ft 2in) x 1.91m (6ft 2in)

Well fitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4-ring ceramic hob with integral extractor over. Integral dishwasher and fridge freezer. Double glazed window to front.

### Sitting Room 5.52m (17ft 10in) x 3.97m (12ft 10in)

With TV and telephone points. Attractive wood effect flooring. Double glazed double doors to rear garden.





### First Floor Landing

With stairs to second floor.

### Bedroom 1 3.97m (12ft 10in) x 2.58m (8ft 4in)

With deep built-in double wardrobe. TV and telephone points. Two bedside lights. Two double glazed windows to front.

### Bedroom 2 3.97m (12ft 10in) x 2.99m (9ft 8in)

With deep built-in double wardrobe. TV and telephone points. Two bedside light points. Two double glazed windows to rear.

### Bathroom

Fitted with a white suite comprising a panelled bath with shower over, fitted shower screen and extensive tiled surrounds, inset wash basin with drawers under and a WC. Shaver light point. Extractor fan. Chrome ladder radiator.

### Top Floor Landing

### Bedroom 3 3.41m (11ft) plus dormer x 2.99m (9ft 8in)

Having a built-in wardrobe with cupboards. TV and telephone points. Two bedside lights. Access to roof space. Double glazed window to front with pleasant outlook.

### Shower Room

Fitted with a modern white suite comprising a tiled shower cubicle, wash basin and a WC. Extensive tiled surrounds. Shaver light point. Extractor fan. Fitted worktop. Plumbing for washing machine. Cupboard housing a Worcester gas fired boiler. Access to eaves roof space. Double glazed window to rear.

### Outside

To the front of the property there is a small garden area with established plants and shrubs.

To the rear there is an enclosed and easily maintained garden being attractively arranged with stone and paved terracing and further plants and shrubs. There is a useful garden shed and an outside light.

A pedestrian gate at the end of the garden gives access to a car park where there is one allocated parking space for the property.

### 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

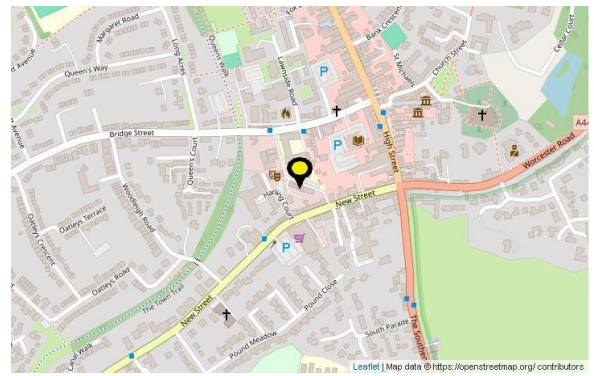
We are advised (subject to legal confirmation) that the property is Freehold. There is a management charge for the communal area which is understood to currently be £500pa.



## Directions

If travelling on foot, from the agents office proceed down New Street and turn right into Market Street towards the hospital and theatre. The property will then be found on the left hand side.

If travelling by car, from the agent's office turn left at the traffic lights on to the High Street. Turn left again opposite the black & white market hall into Bye Street. Turn left by the hospital into Market Street and the property will be located on the right hand side. The car parking area is to the rear.



## 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

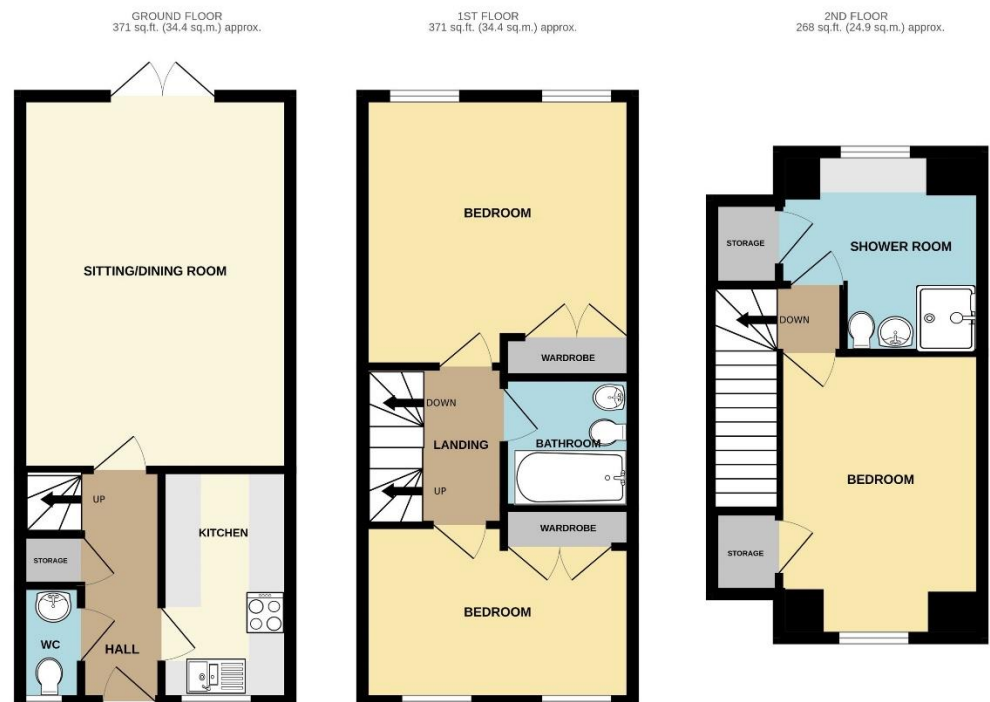
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND C

## EPC

The EPC rating for this property is C (75)



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