



**AN INDIVIDUAL 3 BEDROOMED DETACHED HOUSE IN NEED OF UPDATING IN A POPULAR LOCATION STANDING IN A LARGE GARDEN WITH POTENTIAL BUILDING PLOT (SUBJECT TO CONSENT) AND A RANGE OF OUTBUILDINGS INCLUDING DOUBLE GARAGE WITH LARGE ATTACHED OFFICE/FURTHER GARAGING, STORE AND WORKSHOP.**

**EPC: D**

**The White House - Guide Price: £450,000**

Victoria Road, Ledbury, Herefordshire HR8 2DB

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## The White House

### 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

Offering considerable potential a spacious detached house in need of updating situated in a popular and convenient residential location within the town of Ledbury.

The property has gas fired central heating and double glazing. It is arranged on the ground floor with an enclosed entrance porch, reception hall, a snug, sitting room, inner hall, cloakroom with WC, dining kitchen, a garden room and utility room. On the first floor the landing gives access to four bedrooms and a bathroom with WC.

The property has a large garden which may offer some potential for a building plot, subject to planning consent.

There is off road parking and a double garage with attached office/further garaging. There is also a store, workshop and shed.

### ACCOMMODATION:

#### Enclosed Entrance Porch

With Multi-pane front door. Double glazed window to front. Multi-pane door to:

#### Reception Hall

With telephone point. Single radiator. Stairs to first floor. Built-in understairs cupboard.

#### Sitting Room 4.85m (15ft 8in) x 3.97m (12ft 10in) max.

Having a fireplace with fitted log effect gas fire. TV point. Large single radiator. Coving. Double glazed window to front. Double glazed sliding doors to garden room.

#### Inner Hall

With single radiator. Tiled floor.

#### Snug/Study 3.23m (10ft 5in) x 3.07m (9ft 11in)

With wall mounted gas fire (with back boiler). Double radiator. TV point. Double glazed windows to front and side.

#### Cloakroom

Having a wash basin with tiled surrounds and a WC. Single radiator. Tiled floor. Double glazed window to side.







#### **Dining Kitchen 5.73m (18ft 6in) x 2.45m (7ft 11in)**

Fitted with a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4 ring gas hob. Plumbing for dishwasher. Double radiator. Tiled floor. Double glazed windows to side and rear.

#### **Garden Room 4.13m (13ft 4in) x 3.28m (10ft 7in)**

With multi-pane door to side. Double glazed sliding patio doors to rear.

#### **Utility Room 4.39m (14ft 2in) x 1.52m (4ft 11in)**

With a fitted stainless steel sink. Plumbing for washing machine. Double glazed windows to side and rear.

#### **Landing**

Having an airing cupboard housing a hot water cylinder. Further airing cupboard with slatted shelving and a radiator.

#### **Bedroom 1 4.85m (15ft 8in) x 2.84m (9ft 2in)**

With double radiator. Double glazed windows to front and rear.

#### **Bedroom 2 3.23m (10ft 5in) x 3.04m (9ft 10in)**

With single radiator. Double glazed window to front.

#### **Bedroom 3 4.52m (14ft 7in) x 2.30m (7ft 5in) max.**

With built-in triple wardrobe with sliding doors. Double glazed window to rear.

#### **Bedroom 4 2.68m (8ft 8in) x 2.48m (8ft)**

With single radiator. Double glazed window to rear.

#### **Bathroom**

Having a panelled bath with shower over, wash basin, bidet and a WC. Extensive tiled surrounds. Single radiator. Extractor fan. Access to roof space. Double glazed window to front.

#### **Outside**

To the front of the property there is a small stone terrace.

A driveway to side provides off road parking and gives access to a DOUBLE GARAGE (18'4 x 17') with twin up and over doors, light and power, door to side and sliding doors through to a LARGE OFFICE/FURTHER GARAGING (18'10 x 16'10) with light and power.

To the rear of The White House there is a large part walled garden being arranged with a paved terrace, rockery and an area of lawn with small pond. A gateway to the rear of the garden gives access to an enclosed vegetable garden.

There is also a wooden STORE, WORKSHOP and a SHED.

The size of the garden may offer potential for a building plot subject to necessary planning consent.

#### **Services**

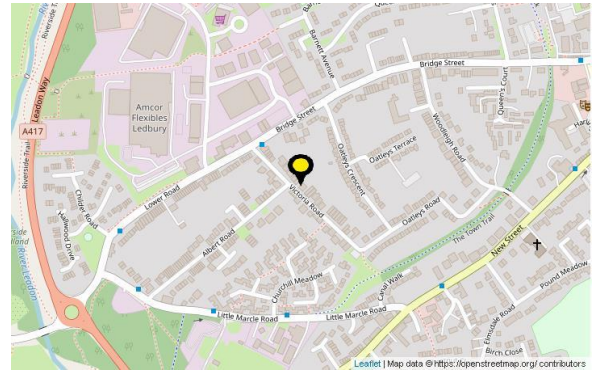
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should 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 agents Ledbury office turn left at the traffic lights and proceed along the High Street. Turn left opposite the black and white market hall into Bye Street and continue straight on into Bridge Street. Turn left into Victoria Road and the property will then be located 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 E

## EPC

The EPC rating for this property is D (55)

GROUND FLOOR  
1466 sq.ft. (136.2 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



**Ledbury Office**  
**01531 634648**

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