



A MODERN DETACHED FAMILY HOUSE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS (1 ENSUITE), 2 RECEPTION ROOMS AND SEPARATE KITCHEN, ENCLOSED REAR GARDEN, DETACHED SINGLE GARAGE AND DRIVEWAY PARKING.

EPC: D

15 John Lee Road – Guide Price £335,000

Ledbury, Herefordshire, HR8 2FE

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15 John Lee Road

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

A modern detached house in a popular and convenient residential location on the outskirts of Ledbury.

The well-presented accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor a generous reception hall, cloakroom with WC, sitting room, separate dining room and kitchen. On the first floor the landing gives access to a principal bedroom with an Ensuite shower room, two further bedrooms and a family bathroom. There is a single garage, shared driveway with tandem parking for several vehicles and a good sized enclosed rear garden.

Entrance Hall

An opaque UPVC double glazed door opening into an entrance hall with two ceiling light points. Wall mounted radiator. Doors into the Living room, Dining room, Kitchen and WC. Understairs storage. Carpet.

Living Room 5.42m (17ft 6in) x 3.18m (10ft 3in)

Two ceiling light points. Wooden framed double-glazed windows to the front and side aspect. Two wall mounted radiators. An open fireplace with wooden mantelpiece and marble hearth.

Dining Room 2.76m (8ft 11in) x 2.56m (8ft 3in)

Ceiling light point. UPVC double glazed French door opening to the side aspect onto the rear garden. A wooden framed double-glazed window to the front aspect. Wall mounted radiator. Wood effect vinyl flooring.

Kitchen 2.61m (8ft 5in) x 2.42m (7ft 10in)

Strip lighting. A range of overhead and undercounter cupboards with a vinyl worktop. Inset stainless steel sink and half sink unit with drying rack and tiled backsplash. Wooden framed double-glazed rear door leading onto the driveway. Integrated 'Bosch' Electric oven and 4 ring gas hob. Built in extractor fan. Space for washing machine. Space for Fridge/Freezer Glow worm boiler. Consumer unit. radiator. Vinyl flooring.





WC

Wooden framed obscure double-glazed window to the rear aspect. Ceiling light point. Ceramic sink with a tiled backsplash and chrome taps. Low level toilet. Carpet.

To the First Floor

The landing has a ceiling light point. Wooden framed obscure glass double glazed window to the rear aspect. Doors to bedrooms and bathroom. Airing cupboard housing the emersion tank. Radiator. Carpet.

Bedroom 1 5.42m (17ft 6in) x 3.15m (10ft 2in)

Two ceiling light points. Wooden framed doubled glazed windows to the front and rear aspect. Two wall mounted radiators. Carpet. Loft hatch. Door leading to...

En Suite

Ceiling light point. Extractor fan. Walk in Mains powered shower with a tiled backsplash. Ceramic sink with chrome taps. Low level toilet. Radiator. Carpet. Shaving point.

Bedroom 2 2.89m (9ft 4in) x 2.89m (9ft 4in)

Ceiling light point. Wooden framed double-glazed windows to the front and side aspects. Radiator. Carpet.

Bedroom 3 2.89m (9ft 4in) x 2.32m (7ft 6in)

Ceiling light point. Wooden framed double-glazed window to the side aspect. Radiator. Carpet.

Family Bathroom

Ceiling light point. Wooden framed obscure glass double glazed window to the front aspect. Panelled bath with chrome taps. Low level toilet. Ceramic sink with chrome taps and tiled backsplash. Radiator. Carpet. Extractor fan.

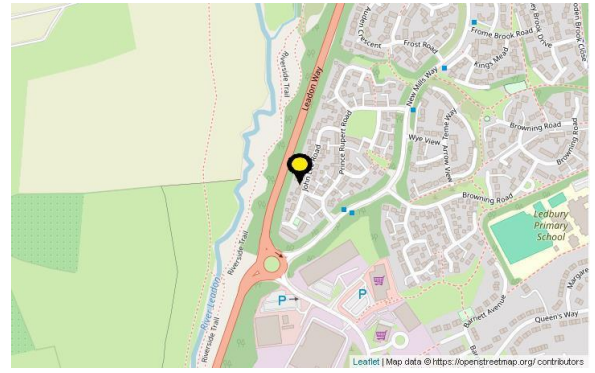
Outside and Garden

Enter the garden via the French doors in the dining room. Stepping out onto a slabbed patio into an enclosed rear garden that is predominantly laid to lawn with a range of mature shrubs and flower bed borders. Gated side access takes you to the front of the property. You can also access the garage via a wooden framed door in the garden. In front of the garage is tandem parking for several vehicles. From the road side a front boarder is laid to lawn.



Directions

From the agents Ledbury office turn left at the traffic lights and proceed through the town centre. Continue straight over the traffic lights adjacent to Tesco and then bear left by the railway station onto the Hereford road. At the roundabout take the first exit into New Mills Way and then take the third turning right into Prince Rupert Road. Turn right again into John Lee Road and the property will be located on the left hand side.



Services

We have been advised that 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) or Colwall Office (01684 540300)

Council Tax

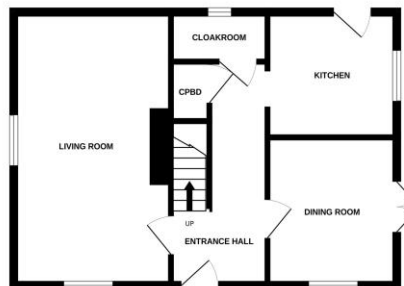
COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

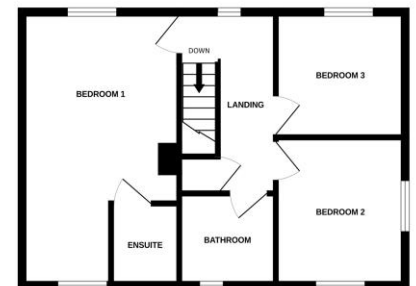
EPC

The EPC rating for this property is D (62).

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



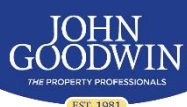
1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



15 JOHN LEE ROAD

TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

