

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A VERY WELL APPOINTED EXTENDED SEMI-DETACHED BUNGALOW IN A POPULAR CUL DE SAC ENJOYING A PLEASANT REAR OUTLOOK AND BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING HAVING 2 BEDROOMS BOTH WITH FITTED FURNITURE, UTILITY ROOM, GARDEN ROOM/CONSERVATORY, ATTRACTIVE WELL STOCKED GARDEN AND DRIVEWAY PARKING EPC:C

INSPECTION RECOMMENDED

Guide Price: £290,000

51 Oakland Drive, Ledbury, Herefordshire HR8 2EX

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51 OAKLAND DRIVE

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

Enjoying a very pleasant rear outlook, an extended semi-detached bungalow situated in a popular and convenient cul de sac location within Ledbury.

The well presented accommodation benefits from gas fired central heating and double glazing. It comprises a recessed entrance porch, reception hall, sitting room, fitted breakfast kitchen, conservatory, a utility room, two bedrooms (both with modern fitted bedroom furniture) and a modern bathroom with WC. There is a large boarded loft which provides excellent storage.

Outside there is an attractive well stocked garden to both front and rear. A driveway provides off road parking.

ACCOMMODATION:

Recessed Entrance Porch

Reception Hall

With double glazed composite front door. Large built-in cloak cupboard. Single radiator. Airing cupboard with slatted shelving. Access via a wooden drop-down ladder to a useful large boarded loft space with light, power and fitted shelving.

Sitting Room 4.93m (15ft 11in) x 3.20m (10ft 4in) max.

Having a feature marble fireplace with fitted coal effect living flame gas fire. Attractive fitted cupboard unit with glazed display cabinets. Fitted bookcase shelving unit. Single radiator. TV point. Coving. Multi-pane door from hall. Double glazed window to front.

Breakfast Kitchen 4.11m (13ft 3in) max. x 3.20m (10ft 4in) max.

Fitted with a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Glass fronted cabinet. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and stainless steel chimney hood over. Double radiator. Double glazed window to rear. Glazed door to conservatory.





Garden Room/Conservatory 6.25m (20ft 2in) x 2.22m (7ft 2in)

Enjoying a very pleasant rear outlook over the garden and having a double radiator, double glazed windows to rear and double glazed double doors giving access to the garden.

Utility Room 3.07m (9ft 11in) x 1.70m (5ft 6in)

With fitted base and wall cupboards. Work surfaces. Plumbing for washing machine. Double radiator. Extractor fan. Wall mounted Worcester gas fired boiler. Double glazed window to rear. Double glazed door and window to front.

Bedroom 1 3.20m (10ft 4in) x 3.15m (10ft 2in)

Fitted with a range of matching bedroom furniture comprising wardrobes, dressing table unit, bedside cabinets and fitted bedhead. Double glazed window to rear.

Bedroom 2 3.20m (10ft 4in) x 2.51m (8ft 1in) max.

Currently used as a study and having a fitted desk/dressing table unit with wall mounted cupboards and shelving. Fitted bookcase shelving unit. Single radiator. Double glazed window to front.

Bathroom

Fitted with a modern white suite comprising a panelled bath with tiled surrounds, inset wash basin with cupboards under, vanity top and a low level WC. Wall mounted cabinet and mirror. Single radiator. Electric heated chrome towel rail. Double glazed window to side.



Outside

To the front of the property there is a very well stocked area of garden with an abundance of mature plants and shrubs.

A block-paved driveway to the side provides off road parking.

A gateway from the drive gives access to the side and rear of the bungalow where there is a further well stocked garden which is attractively arranged with a paved terrace, area of lawn and flowerbeds with established plants and shrubs.

There is a useful garden shed with an attached lean-to greenhouse.



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.

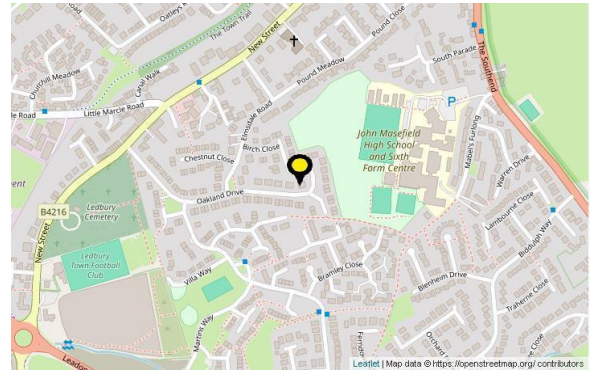
Tenure

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



Directions

From the agents Ledbury office turn right and proceed down New Street. Continue on past the supermarket and Catholic Church. Turn left into Elmsdale Road and at the 'T' junction turn right. Continue to the next 'T' junction and turn left into Oakland Drive. The property will then be found towards the top end of the road 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 C

EPC

The EPC rating for this property is C (79)



TOTAL FLOOR AREA: 785 sq. ft. (73.0 sq.m.) approx.

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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.
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