



A CHARMING AND THOUGHTFULLY RESTORED THREE STORY CHARACTER TOWNHOUSE SITUATED IN A VERY CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE WITH 3 BEDROOMS, 2 BATHROOMS AND AN ENCLOSED COURT YARD GARDEN. BENEFITING FROM GAS CENTRAL HEATING.

EPC - D

41 The Southend – Guide Price £270,000

Ledbury, Herefordshire, HR8 2HD



41 The Southend

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 most interesting 3 storey end terraced town house that has been carefully restored whilst retaining many original features and very conveniently located close to the town centre. The charming accommodation has many fine character features and benefits from gas fired central heating. It is arranged on the ground floor Sitting room, inner hallway and Kitchen Breakfast room with Stable doors leading onto the Courtyard rear garden. The first floor comprises two bedrooms and a shower room. The lower ground floor consists of third bedroom with external access and a separate bathroom. Outside is a low maintenance south westerly facing court yard garden benefitting from a useful garden shed with power and lighting and gated side access leading to the front of the property.

The accommodation with approximate dimensions is as follows:

Entrance

A canopy porch and step up to a wooden front door entering in to...

Sitting Room

A single glazed sash window to the front aspect. Brick feature fireplace with electric stove. Recessed low level storage cupboards with glazed display cupboards above. Wall lighting. Radiator. Deep skirting boards. Coving.

Inner Hall

Double wood doors from the sitting room. Stairs leading to the first floor. Stripped floorboards. Door entering into...

Kitchen/Breakfast Room

Stripped floorboards, Single glazed sash window to the rear aspect with painted shutters. Wooden stable doors open onto the garden. Painted wooden base cupboards and a glazed display unit with plate rack. A tall fitted cupboard and alcove shelving with cupboard below. Integrated fridge. Electric oven and gas hob. Wood effect work surfaces and tiled backsplash. Inset stainless steel sink and mixer tap. Radiator. space for a table/breakfast bar. Space for freezer. Pendant light fitting. Door to lower ground floor.





Lower Ground Floor Bedroom

Useful storage cupboard, stair case with handrail and carpet. An external wooden door. Stripped wooden flooring. Cupboard housing a gas combination boiler. A single glazed window to the rear aspect. Ceiling downlights. Two radiators. A step up leading to a storage cupboard and door to...

Bathroom

Ceiling downlights. Panelled bath with mixer tap and shower attachment. Radiator. Wash basin and tiled backsplash. Low level toilet.

To the First Floor

Pendant light fitting. Carpet. Step up with doors off to Bedrooms.

Bedroom 1

Singled glazed sash window to the front aspect. Wall lighting. Carpet. Original brick feature fireplace with cast iron grate. Radiator.

Bedroom 2

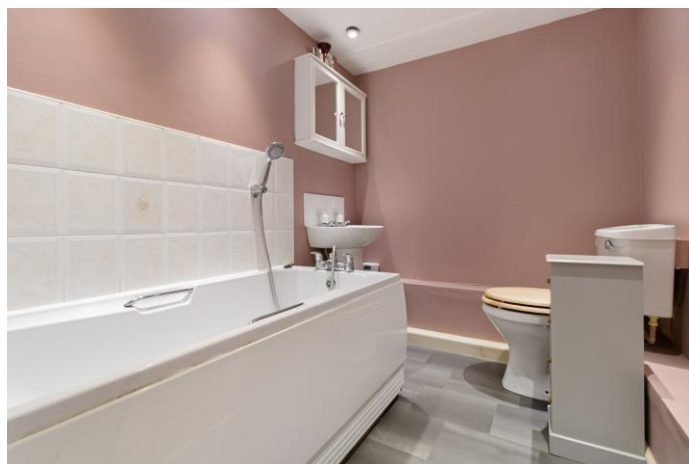
Double glazed wooden window to the rear aspect. Pendant light fitting. Stripped wooden door to storage cupboard. Deep skirting boards. Carpet. Radiator.

Shower Room

Centre light fitting. Curved shower cubicle with tiled backsplash and power shower. Low level toilet. Vanity unit with an inset wash basin and mixer tap. Tall wall mounted radiator. Carpet. Extractor fan.

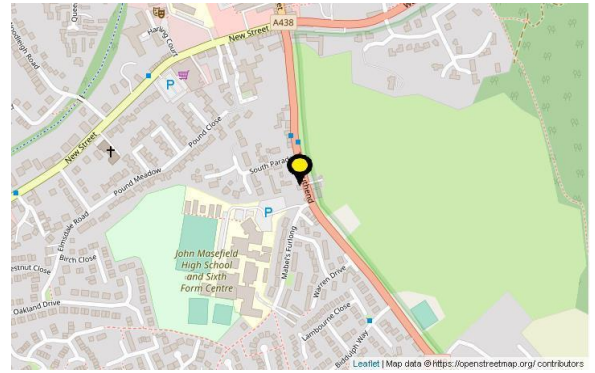
Outside

A south westerly facing enclosed rear garden . A wooden gate and gravelled pathway to the side of the property. A wrought iron pedestrian gate leads to a low maintenance court yard garden that is gravelled and partly walled. Steps leading up to the stable door into the kitchen and an external door to the lower ground floor accommodation. A useful storage shed with lighting and power. A covered porch area. Access right to neighbouring property.



Directions

From our office turn left on to New Street. At the traffic lights bear right along the Southend for approximately 0.2 miles where the property will be found on your right 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 formerly 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.

Agents Note

John Goodwin FRICS understands that there is an access right for the neighbouring terraced properties via the rear courtyard.

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 "B"

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

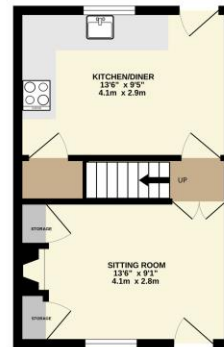
EPC

The EPC rating for this property is D (64).

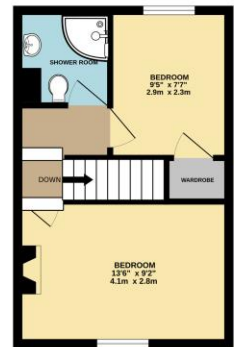
LOWER GROUND FLOOR
135 sq ft (12.5 sq.m.) approx.



GROUND FLOOR
284 sq ft (26.4 sq.m.) approx.



2ND FLOOR
281 sq ft (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq ft (70.7 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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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.



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