

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMMACULATELY PRESENTED TWO BEDROOMED SEMI-DETACHED HOUSE WITH LARGER THAN AVERAGE ACCOMMODATION BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH DOWN STAIRS CLOAK ROOM, FIRST FLOOR SHOWER ROOM, LANDSCAPED ENCLOSED REAR GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES.

EPC - C

28A Albert Road - Guide Price £260,000

Ledbury, Herefordshire, HR8 2DW

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28A Albert 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 semi detached house conveniently located in a popular residential location within Ledbury.

The property was built in 2006 and benefits from gas fired central heating and double glazing. It offers larger than average accommodation that has been improved and cared for by its current owner and comprises an external porch opening into reception hall, WC, fitted kitchen and sitting/dining room. On the first floor the landing gives access to two bedrooms and a shower room with WC.

An immaculately presented garden to both front and rear and off road parking for two vehicles.

The accommodation with approximate dimensions is as follows:

Entrance Hallway

Entering via an obscure glass double glazed front door into a pleasant entrance hallway with Ceiling light point. Wall mounted radiator. Waterproof stone effect laminate flooring. Doors into Kitchen, Lounge/Diner and WC.

Kitchen

Four spot down lights. Double glazed window to the front aspect with fitted blinds. Fitted wall and base units with under counter down lighting. A laminate work top and inset stainless steel sink and drying rack with chrome tap and tiled backsplash. Built in 'Whirlpool' dishwasher. Built in 'Stoves' electric oven with four ring gas hob and over head extractor fan. Built in fridge/freezer. Tiled flooring.

Living/Dining Room

Four Ceiling down lights. Two wall mounted lights. Double glazing set into a bay window to the rear aspect. French doors opening onto a garden patio to the rear of the property. Double glazed window to side aspect. Feature fireplace with inset multi-fuel burner and tiled hearth. Two radiators. Carpet. Staircase. Space for dining table.

WC

Ceiling light point. Obscure glass double glazed window to the front aspect with fitted blinds. Ceramic sink and chrome mixer tap. Low level toilet. Useful built in large coat and shoe cupboard. Over head storage cupboard. Carpet. Fuseboard.





First Floor

The first floor landing has doors leading into both bedrooms and the shower room as well as a handy double storage cupboard with built in shelving. A pendant light point. Loft access with drop down ladder.

Bedroom 1

Pendant light. Two double glazed windows with fitted blinds to the front aspect. A built in mirrored double wardrobe. Radiator. Carpet.

Bedroom 2

Pendant light. Two double glazed windows over looking the garden to the rear aspect with fitted blinds. Built in storage cupboard. Radiator. Carpet.



Shower Room

Ceiling light point. One spot light above a walk in shower cubicle with a chrome rainfall shower and separate detachable shower head. Obscure glass double glazed window to the side aspect. Low level toilet. Ceramic sink with chrome mixer tap. Chrome towel rail. Extractor fan. Utility cupboard with space for washing machine and tumble dryer. Water proof stone effect laminate flooring.

Outside

Stepping out of the French doors from the living/dining room you are greeted by a south/easterly facing, thoughtfully landscaped and low maintenance garden. A recently paved patio leads up through a feature rose arch to a raised decking area with raised borders. An outside BBQ oven sits to the side of the decking and beyond is a path leading to a large garden SHED. Gated access at the rear leads to an off road parking space. Outside lighting, water supply and power supply.

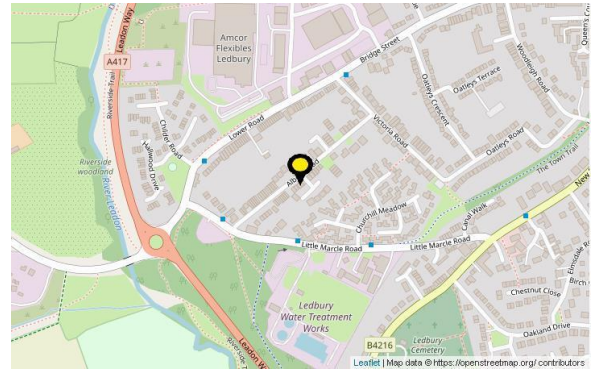
To the front of the property there is an off road parking space on a block paved driveway. Enter via a wrought iron gate to a front garden with well maintained raised bed and gated side access with a bin store.

The property is set off by a charming oak framed front porch.



Directions

From the agents Ledbury office turn right and proceed down New Street. Continue past the supermarket and catholic church and then turn right into Little Marcle Road. Proceed towards the far end of the road and then turn right into Albert Road. The property will then be located on the 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.

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.

Tenure

We are advised (subject to legal verification) that the property is freehold.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

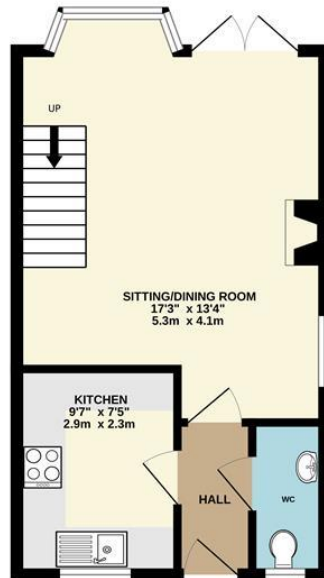
EPC

The EPC rating for this property is C (75)

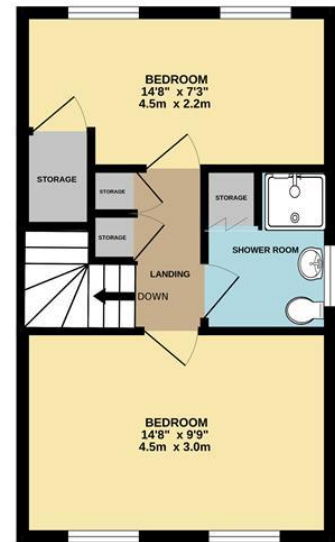
Council Tax

The council tax band is 'C'

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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 misstatement. 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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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.

