



A WELL APPOINTED AND CONVENIENTLY SITUATED THREE BEDROOM HOUSE BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT IN A POPULAR RESIDENTIAL AREA WITHIN STRIKING DISTANCE OF LEDBURY TOWN CENTRE.

EPC - C

10 Drinkwater Close – Guide Price £320,000

Ledbury, Herefordshire, HR8 2UX

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10 Drinkwater Close

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 much improved three bedroomed end terraced property found in a quiet residential close within short proximity of Ledbury town centre.

Benefitting from gas central heating and double glazing, Drinkwater close briefly comprises well proportioned Living room, stylish Kitchen Dining room with integrated appliances, conservatory and downstairs WC. Upstairs, two spacious double bedrooms with fitted wardrobes and further single bedroom and a family bathroom.

The garden has a contemporary patio that links that wraps around the conservatory offering a great social space. Lawned front and rear gardens with colourful, well stocked borders. A driveway for two vehicles and attached garage.

Accommodation with approximate dimensions is as follows:

Reception Hall

An obscure glass UPVC front door enters into a reception hall with two spot down lights. Wall-mounted radiator. Tiled flooring. Doors enter into living room and WC. Staircase with carpet.

Living Room 5.06m (16ft 4in) x 4.59m (14ft 10in)

Ceiling light point. Double-glazed window to the front aspect. Radiator. Carpet. Door leading to Kitchen Dining room.

Kitchen Dining Room 4.59m (14ft 10in) x 3.15m (10ft 2in)

Two pendant lights and six spot lights. A range of base and wall mounted kitchen units with wooden worktops and inset composite sink and drying rack. Integrated electric oven and 'Zanussi' microwave. 'Neff' four ring gas hob. Integrated dishwasher. Over head extractor fan. A double glazed window to the rear and a double glazed sliding door leading into the conservatory. Built in Glow worm Boiler. Space for fridge freezer and washing machine. Radiator. Tiled flooring. Space for dining table.

Conservatory 2.92m (9ft 5in) x 2.25m (7ft 3in)

Double glazed conservatory with French doors opening onto a garden patio. Pendant light and fan. Tiled flooring.

WC

Ceiling light point. Obscure double glazed window to the front aspect. Tiled walls. Radiator. Low level toilet. Ceramic sink with chrome taps. Consumer unit. Tiled flooring. Coat hanging space.





To the First Floor

Hallway with three spot down lights. Loft access with pull down ladder into a partially boarded and fully insulated loft. Doors to bedrooms and Bathroom. Airing cupboard. Carpet.

Bedroom 1 3.82m (12ft 4in) x 2.61m (8ft 5in)

Ceiling light point. Double glazed window to the rear aspect. Built in double wardrobe. Radiator. Carpet.

Bedroom 2 3.38m (10ft 11in) x 2.61m (8ft 5in)

Ceiling light point. Double glazed window to the front aspect. Built in wardrobe. Radiator. Carpet.

Bedroom 3 2.82m (9ft 1in) x 2.01m (6ft 6in)

Ceiling light point. Double glazed window to rear aspect. Radiator. Carpet.

Family Bathroom

Ceiling light point. Obscure double glazed window to the front aspect with fitted blinds. A panelled bath with overhead mains powered shower. Ceramic sink with chrome taps and a tiled backsplash. Heated towel rail. Tiled flooring, Extractor fan.

Outside and Garden

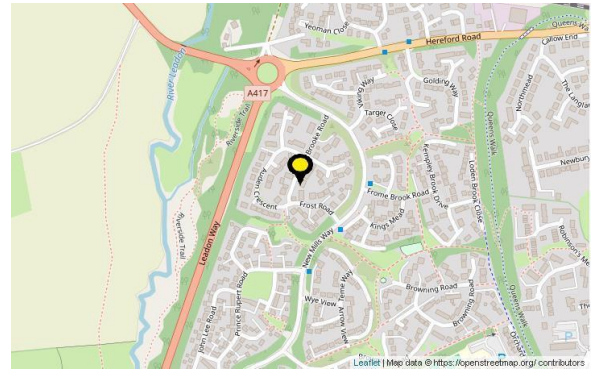
Head out of the conservatory onto a modern patio with gated side access. An area laid to lawn with mature and well stocked raised beds and a variety of shrubs and plants.

An attached garage with a pitched roof, canopy door, power and electric.

To the front of the property is a paved driveway for two vehicles and a lawned front garden with a well established front boarder.

Directions

From Our Ledbury office turn left and then left again at the cross road traffic lights heading down the Homend. Head straight on at the traffic lights by Tesco's and take the third left onto the A438 opposite the Train Station. At the round about take the first left onto New Mills Way and then take the second right onto Frost Road. Drinkwater Close is the second right and the property can be found 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.

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 "C"

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 C (69).



TOTAL FLOOR AREA: 1032 sq ft (95.8 sq m.) approx.

While 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. Made with Hergoap (2020)

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