



**A SPACIOUS 4/5 BEDROOMED (1 ENSUITE) SEMI-DETACHED PERIOD PROPERTY IN A SOUGHT AFTER LOCATION WITH MANY CHARACTER FEATURES AND BENEFITING FROM GAS CENTRAL HEATING AND EXTENSIVE DOUBLE GLAZING WITH OFF ROAD PARKING AND A GOOD SIZED GARDEN WITH MODERN GARDEN STUDIO/SUMMER HOUSE**

**EPC: D NO CHAIN**

## Sunnyside - Guide Price: £585,000

Newbury Park, Ledbury, Herefordshire HR8 1AU

5 2 2

# Sunnyside

## 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

Sunnyside is an attractive semi-detached period house conveniently located in a sought after residential cul de sac within easy reach of the town centre and close to the railway station.

The spacious accommodation contains many fine character features including stripped doors and benefits from gas fired central heating and double glazing. It is arranged on the ground floor with a recessed entrance porch, reception hall giving access to a cellar, sitting room, dining room, a rear hall, fitted breakfast kitchen and a utility room with pantry/cloakroom off.

On the first floor the landing gives access to a master bedroom with an Ensuite bathroom, two further bedrooms and a shower room with separate WC. On the second floor there is a further bedroom and a study/bedroom.

Outside there is off road parking to the front and a good sized enclosed rear garden with a detached studio/summer house.

## ACCOMMODATION:

### Recessed Entrance Porch

### Reception Hall

With leaded light effect double glazed front door. Double radiator. Coving. Decorative tiled floor. Stairs to first floor. Built-in understairs cupboard. Access to CELLAR.

### Sitting Room 4.96m (16ft) x 3.69m (11ft 11in) max.

Having a feature fireplace with fitted log burning stove. Double radiator. TV point. Coving. Picture rail. Two double glazed windows to front.

### Dining Room 3.87m (12ft 6in) plus bay x 3.69m (11ft 11in) max.

With feature fireplace. Double radiator. Coving. Picture rail. Engineered oak panelled flooring. Double glazed bay window to front.

### Rear Hall

With quarry tile floor. Door to rear garden.

### Breakfast Kitchen 3.69m (11ft 11in) max. x 3.33m (10ft 9in)

With fitted sink, base units and drawer packs. Wall mounted cupboards. Tall storage cupboard. Recess space for range style cooker. Integral fridge and freezer. Integral dishwasher. Cupboard housing a Worcester gas fired boiler. Double radiator. Double glazed window to rear with outlook over garden.





#### Utility Room 2.76m (8ft 11in) x 2.09m (6ft 9in)

With plumbing for washing machine. Wall mounted cupboards. Quarry tile floor. Single glazed window to rear. Walk-in pantry/cloak cupboard off.

#### Landing

With double and single radiators. Stairs to second floor. Built-in understairs cupboard. Single glazed window to side.

#### Bedroom 1 3.97m (12ft 10in) x 3.69m (11ft 11in) max.

Having a feature fireplace. Single radiator. Picture rail. Stripped floor. Two double glazed windows to front.

#### Ensuite Bathroom

Fitted with a white suite comprising a panelled bath with shower over and fitted shower screen, wash basin and a WC. Fully tiled surrounds. Extractor fan. Single radiator. Tiled floor. Double glazed window to rear.

#### Bedroom 2 3.87m (12ft 6in) plus bay x 3.69m (11ft 11in) max.

With feature fireplace. Double radiator. Picture rail. Double glazed bay window to front.

#### Bedroom 3 3.69m (11ft 11in) max. x 3.33m (10ft 9in)

With feature fireplace. Built-in wardrobe. Double radiator. Double glazed window to rear.

#### Shower Room

Fitted with a large tiled shower cubicle and a wash basin. Half tiled surrounds. Single radiator. Extractor fan. Airing cupboard housing a lagged tank. Tiled floor. Double glazed window to rear.

#### Separate WC

With half tiled surrounds. Tiled floor. Double glazed window to rear.

#### Top Landing

With double glazed Velux roof window.

#### Bedroom 4 3.69m (11ft 11in) max. x 3.28m (10ft 7in)

With double radiator. Double glazed window to rear with pleasant outlook.

#### Study/Bedroom 5 3.75m (12ft 1in) x 1.94m (6ft 3in)

With stripped floor. Window to side.

#### Outside

To the front of the property there is a driveway providing off road parking and flowerbeds with a selection of plants and shrubs.

To the rear there is a good sized garden being pleasantly arranged with a paved terrace with raised beds and a stone pathway flanked by a large area of lawn and borders. There are two useful store rooms and an outside WC. There is also a contemporary garden studio/summer house (11'6 x 9'6) with double glazed doors to front and side and a double glazed window to the rear.

#### Services

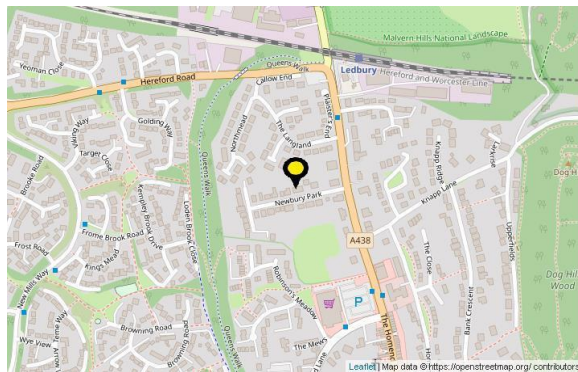
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Directions

From the agents Ledbury office turn left at the Top Cross traffic lights and proceed along the High Street and Homend. Continue over the traffic lights by Tesco and then turn right into Newbury Park. The property will then be found on the right hand side.

## Viewing

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



## 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.

## Council Tax

COUNCIL TAX BAND F

## EPC

The EPC rating for this property is D (55)

GROUND FLOOR

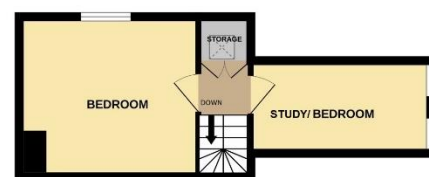


1ST FLOOR



TOTAL FLOOR AREA : 1884sq.ft. (175.0 sq.m.) approx.

2ND FLOOR



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk

### 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.

