



A MODERN 2 BEDROOMED TERRACED SHARED OWNERSHIP PROPERTY BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH ENCLOSED REAR GARDEN AND SINGLE GARAGE

EPC: C NO CHAIN

50% SHARE OF THE EQUITY

Fixed Price: £107,500

3 Brooke Road, Ledbury, Herefordshire HR8 2UP



3 BROOKE ROAD

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

An opportunity to purchase a 50% share of the equity as part of the Bromford Housing Association shared ownership scheme, subject to their approval.

The property comprises a modern terraced house in a popular and convenient residential location on the outskirts of Ledbury.

The accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a canopy porch, reception hall, fitted kitchen, sitting room and a conservatory. On the first floor, the landing gives access to two bedrooms and a bathroom with WC.

Outside there is a single garage with additional driveway parking and an enclosed rear garden.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With double glazed front door. Single radiator. Wood effect laminate flooring. Archway to kitchen.

Kitchen 2.42m (7ft 10in) x 2.42m (7ft 10in)

Fitted with a range of contemporary units comprising a composite sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and canopy hood over. Plumbing for washing machine. Wall mounted Worcester gas fired boiler. Tiled floor. Double glazed window to front.

Sitting Room 5.14m (16ft 7in) x 3.64m (11ft 9in) max.

Having a feature decorative fireplace with log effect fire. TV point. Double and single radiators. Coving. Stairs to first floor. Double glazed sliding doors to conservatory.





Conservatory 3.10m (10ft) x 2.68m (8ft 8in)

With double radiator. Tiled floor. Double glazed double doors to rear garden.

Landing

With access to roof space.

Bedroom 1 3.66m (11ft 10in) plus door recess x 3.02m (9ft 9in) max.

With built-in double wardrobe. Single radiator. Double glazed window to rear.

Bedroom 2 3.33m (10ft 9in) x 2.09m (6ft 9in) max.

With built-in wardrobe. Further built-in cupboard. Single radiator. Double glazed window to front.

Bathroom

Fitted with a contemporary white suite comprising a panelled bath with shower over, inset wash basin with cupboard under and a WC. Extensive tiled surrounds. Shaver light point. Single radiator. Extractor fan. Tiled floor. Double glazed window to front.



Outside

To the front of the property there is a slate bed and a useful outside tap.

A driveway provides off road parking and gives access to a single garage (16'8 x 8'4) with light and power.

To the rear there is an enclosed garden which is pleasantly arranged with a decorative paved terrace and flowerbeds containing a selection of plants and shrubs.

There is an outside light and garden shed. A shared pathway to the rear provides rear pedestrian access.



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.

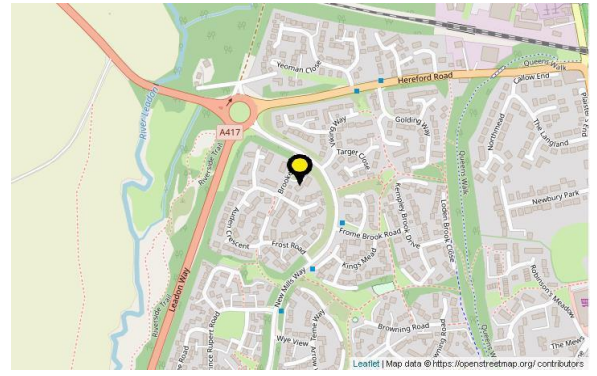
Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 125 year lease from March 1997. The current rent payable to Bromford Housing Association is £408.58 pcm (this includes building insurance).



Directions

From the agents Ledbury office turn left onto the High Street. Continue along The Homend and straight over the traffic lights by Tesco. Turn left at the next set of traffic lights by the railway station, continue to the roundabout and then take the first exit onto New Mills Way. After a short distance take the first turning on the right into Brooke Road where the property will be found immediately 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.

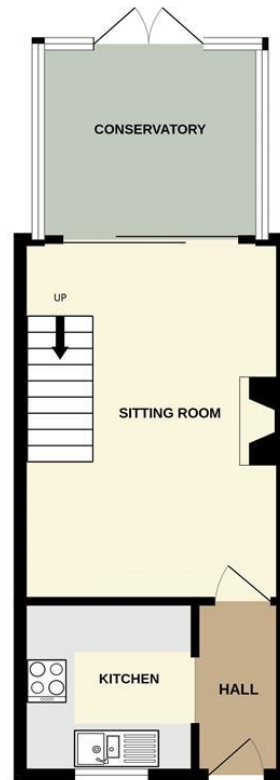
Viewing

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

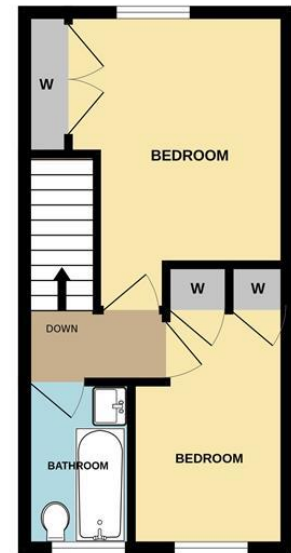
Council Tax
BAND B

EPC

The EPC rating for this property is C (71)



GROUND FLOOR
368 sq. ft. (34.2 sq. m.) approx.



1ST FLOOR
285 sq. ft. (26.5 sq. m.) approx.

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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

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