



BEING PART OF A FORMER VILLAGE PUB AN INTERESTING 3 BEDROOMED SEMI-DETACHED CHARACTER PROPERTY BENEFITING FROM OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 2 RECEPTION ROOMS, BREAKFAST KITCHEN, REFITTED SHOWER ROOM, ENCLOSED REAR GARDEN WITH LARGE SHED/WORKSHOP AND OFF ROAD PARKING FOR 2 CARS

EPC: D

NO CHAIN

Guide Price: £350,000

4 Crown Close, Dymock, Gloucestershire GL18 2AZ

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4 CROWN CLOSE

Location

The thriving village of Dymock has a shop, two garages, a primary school, church, parish hall and a public house which is owned by the village. The property is close to the famous Daffodil Way Walk and there is a golf course and village cricket club. The property is well positioned for easy access to the towns of Newent and Ledbury both of which provide an excellent range of facilities including a railway station at Ledbury. The M50 motorway is also easily accessible approximately 4 miles away.

Property Description

Located in the heart of the village, a charming semi-detached property being part of a former village pub.

The spacious accommodation benefits from oil fired central heating and double glazing. It is arranged on the ground floor with a good sized reception hall, breakfast kitchen with fitted Rayburn, dining room with feature fireplace and a sitting room with log burner. On the first floor the landing gives access to three bedrooms and a refitted shower room with WC.

To the front of the property there is an area of lawn and to the rear an enclosed garden with large shed/workshop. The property also has off road parking for two cars located to the rear.

ACCOMMODATION:

Spacious Reception Hall

With double glazed composite front door. Double radiator. Stairs to first floor. Understairs cupboard. Tiled floor. Dado rail. Double glazed window to rear with outlook over garden.

Breakfast Kitchen 5.68m (18ft 4in) x 3.04m (9ft 10in)

Having a fitted stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Tall storage cupboards. Tall pull-out cupboard. Work surfaces with tiled surrounds. Fitted shelving unit. Built-in double oven. Fitted induction hob with stainless steel chimney hood over. Plumbing for washing machine and dishwasher. Worcester oil fired central heating boiler. Fitted solid fuel Rayburn range (also providing a source for heating and hot water). Tiled floor. Access to loft space. Two double glazed windows to rear overlooking the garden.

Dining Room 4.39m (14ft 2in) x 3.64m (11ft 9in) max.

Having a feature fireplace. Single radiator. TV point. Double glazed window to front.

Sitting Room 5.27m (17ft) max. x 4.54m (14ft 8in)

Having a feature fireplace with fitted log burning stove. TV point. Fitted shelving. Double radiator. Coving. Double glazed windows to front and side.





Landing

With single radiator. Access to roof space. Cupboard housing a lagged hot water cylinder.

Bedroom 1 3.82m (12ft 4in) max. x 3.46m (11ft 2in)

With built-in double wardrobe. Further built-in cupboard with shelving. Exposed timbers. Single radiator. Double glazed window to front.

Bedroom 2 4.93m (15ft 11in) max. x 3.46m (11ft 2in) max.

With single radiator. Access to roof space. Double glazed window to front.

Bedroom 3 3.02m (9ft 9in) x 1.96m (6ft 4in) plus alcove

With double radiator. Double glazed window to rear with outlook over garden.

Shower Room

Refitted with a contemporary white suite comprising a large walk-in tiled shower cubicle, wash basin and a WC. Half tiled surrounds. Extractor fan. Chrome ladder radiator. Double glazed window to rear.

Outside

To the front of the property there is an area of lawn with a well stocked flower border.

A pedestrian gateway to the side of the house (on Kempley Road) gives access to the property and the enclosed rear garden which is pleasantly arranged with a stone terrace with gazebo, an area of lawn and an interesting selection of established plants and shrubs.

There is a large wooden shed/workshop (15'10 x 8'9) with light and power.

A stone pathway leads across the lawn and provides rear access to a shared parking area where there is allocated parking for two cars.

Services

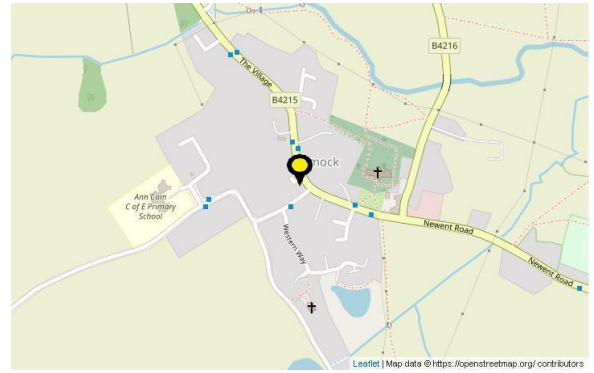
We have been advised that mains water, electricity and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or 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.

Directions

Proceed out of Ledbury the A449 towards Ross-on-Wye. Turn left at roundabout at Preston Cross sign posted to Dymock. Continue on past the golf club and then on entering the village of Dymock the property will be found on the right hand side just after the garage at the junction of Kempley Road.



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 C

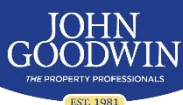
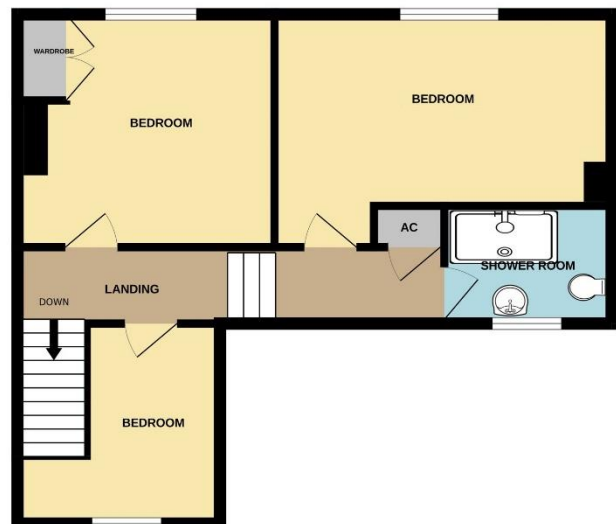
EPC

The EPC rating for this property is D (56)

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



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