



**MAKING AN IDEAL FIRST PURCHASE, A WELL PRESENTED 2 BEDROOMED TERRACE HOUSE IN A POPULAR AND CONVENIENT CUL DE SAC LOCATION BENEFITING FROM MODERN ELECTRIC HEATERS AND DOUBLE GLAZING WITH ENCLOSED REAR GARDEN AND OFF ROAD PARKING**

**EPC: D**

**NO CHAIN**

**Guide Price: £210,000**

**15 Elgar Close, Ledbury, Herefordshire HR8 2DF**

**2 1 1**



## 15 ELGAR CLOSE

### 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

A modern mid terrace house conveniently situated in a popular cul de sac location on the outskirts of Ledbury.

The well presented accommodation has been recently redecorated and benefits from modern electric heaters, double glazing and updated wiring. It is arranged on the ground floor with a canopy porch, entrance hall, fitted kitchen with oven and hob and a sitting room. On the first floor the landing gives access to two bedrooms and a bathroom.

Outside there is an easily maintained garden which is enclosed to the rear. A driveway to the front provides off road parking.

### ACCOMMODATION:

#### Canopy Porch

With outside light.

#### Reception Hall

With composite double glazed front door. Wall mounted electric heater. Stairs to first floor. Understairs recess. Telephone / broadband point. Wood effect vinyl flooring.

#### Kitchen 3.23m (10ft 5in) x 1.86m (6ft)

Fitted with a range of units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Tall storage cupboard. Work surfaces with tiled surrounds. Built-in oven with 4-ring ceramic hob and integral extractor over. Plumbing for washing machine. Double glazed window to front.

#### Sitting Room 4.08m (13ft 2in) x 3.82m (12ft 4in)

With wall mounted electric heater. TV point. Two double glazed windows and double glazed door to rear.





## Landing

### Bedroom 1 3.82m (12ft 4in) x 3.13m (10ft 1in) max.

With wall mounted electric heater. Double glazed window to rear.

### Bedroom 2 3.82m (12ft 4in) max. into alcove x 2.42m (7ft 10in)

With wall mounted electric heater. Airing cupboard housing a lagged hot water cylinder. Access to roof space. Two double glazed windows to front.

## Bathroom

Having a panelled bath with shower over and tiled surrounds, wash basin with tiled splashback and a WC. Shaver point. Extractor fan.

## Outside

To the front of the property there is a stone terrace and a tarmac driveway providing off road parking.

It should be noted that the electric supply comes into the property by the front door and could probably be adapted to provide a supply for an electric car charging point if required.

To the rear there is an easily maintained enclosed garden with a paved and stone terrace. There is also a good sized garden shed.

A gateway at the rear of the garden gives access to a shared pathway providing rear pedestrian access.

## Services

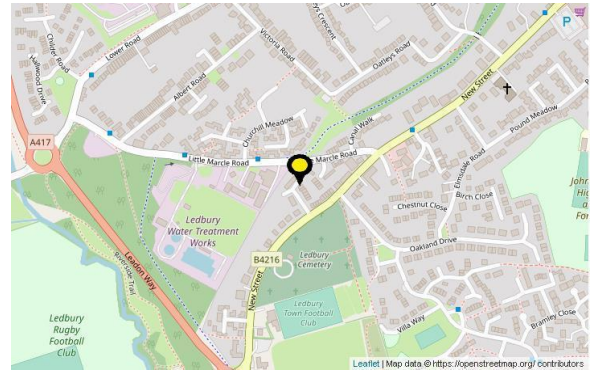
We have been advised that mains water, electricity and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or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

From the Agent's Ledbury office turn right and proceed down New Street. Continue past the supermarket and Catholic church. Turn right opposite the cemetery into Elgar Close and the property will be found on the right 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 formerly 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

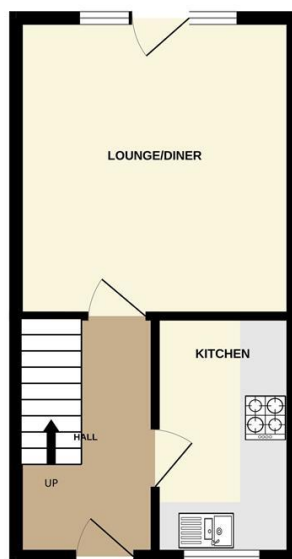
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax BAND B

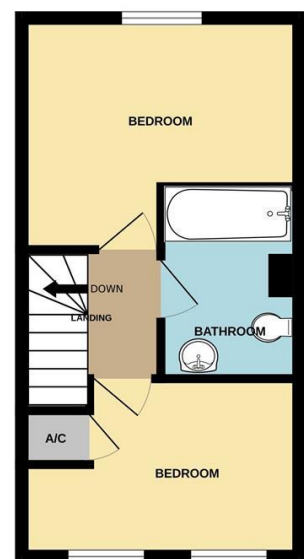
## EPC

The EPC rating for this property is D (61)

GROUND FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



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



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

3-7 New Street, HR8 2DX  
[ledbury@johngoodwin.co.uk](mailto: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.

