



A MODERN WELL APPOINTED 2 BEDROOMED END OF TERRACE HOUSE BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH ENCLOSED REAR GARDEN AND PARKING FOR 2 CARS

EPC: B

Price: £235,000

1 Elton Drive, Ledbury, Herefordshire HR8 2GS



1 ELTON DRIVE

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

The property comprises a modern end of terrace house conveniently located in a popular new Barratt Homes development 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, cloakroom with WC, a fitted kitchen and sitting room. On the first floor, the landing gives access to two bedrooms and a bathroom with WC.

Outside there is off road parking for two cars and an enclosed garden to the rear.

THE HOUSE IS CURRENTLY AVAILABLE AS A 50% SHARED OWNERSHIP PROPERTY (WITH PLATFORM HOUSING) FOR £117,500. HOWEVER, THIS CAN BE STAIRCASED UP AND THE FULL 100% PURCHASED FOR £235,000.

ACCOMMODATION:

Canopy Porch

With outside light.

Entrance Hall

With double glazed composite front door. Single radiator. Built-in cupboard housing a gas fired boiler. Attractive laminate flooring. Opening through to kitchen.

Cloakroom

Fitted with a modern white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Extractor fan.

Kitchen 2.68m (8ft 8in) x 1.94m (6ft 3in)

Fitted with a range of contemporary coloured units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Tall storage cupboard. Wall mounted cupboards. Work surfaces with matching upstands. Built-in oven with 4-ring gas hob, stainless steel splashback and a stainless steel chimney hood over. Plumbing for washing machine. Extractor fan. Double glazed window to front.





Sitting Room 4.65m (15ft) x 3.97m (12ft 10in) max.

With TV point. Double radiator. Stairs to first floor. Understairs recess. Laminate flooring. Double glazed double doors to rear garden.

Landing

With access to roof space.

Bedroom 1 4.00m (12ft 11in) max. x 2.87m (9ft 3in) max.

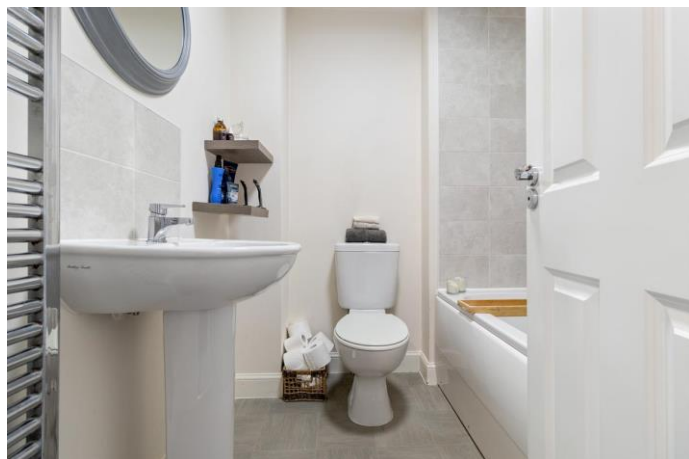
With single radiator. TV point. Laminate flooring. Double glazed window to front.

Bedroom 2 4.00m (12ft 11in) max. x 2.25m (7ft 3in) plus door recess

With single radiator. Built-in overstairs cupboard. Double glazed window to rear.

Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash basin with tiled splashback and a WC. Chrome ladder radiator. Extractor fan.



Outside

Immediately to the front of the property there is a selection of shrubs and a driveway providing off road parking for two cars.

A gated pathway to the side of the house gives access to an enclosed rear garden which is arranged with a paved terrace and an area of lawn.



Services

We have been advised that mains all 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 that the property is currently Leasehold. The property is held on a 125 year lease from December 2020. The current monthly rental payment is £309.00. If the full 100% equity were to be purchased the property would then become Freehold with no rental payment to the housing association.



Directions

From the agents Ledbury Office turn right and proceed to the end of New Street. At the traffic island take the first exit on the left and at the following island turn right into Kipling Way. Proceed for a short distance and then turn right into Elton Drive. The property will then be located 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)

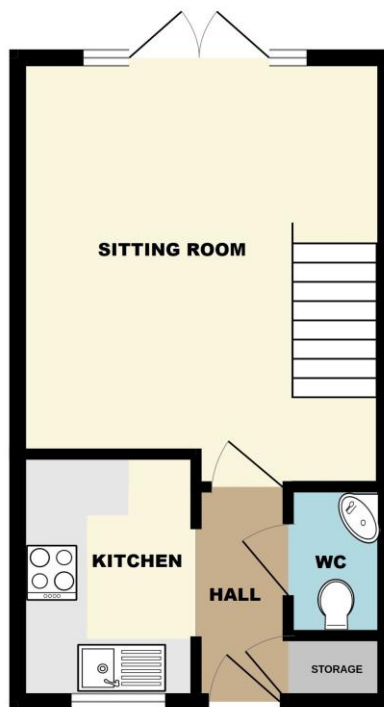
Council Tax

COUNCIL TAX BAND: B

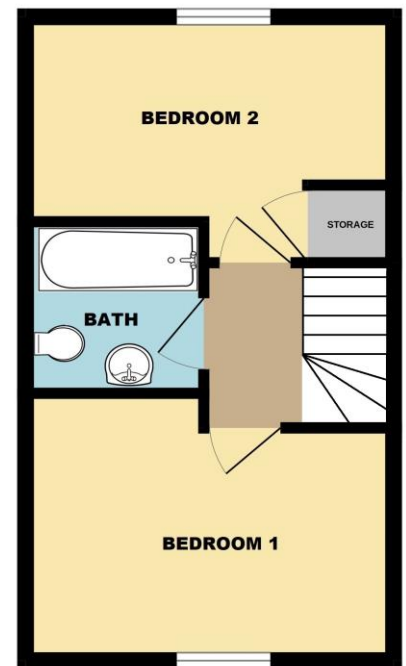
EPC

The EPC rating for this property is B (83)

GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



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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.

