



A WELL PRESENTED DETACHED HOUSE IN A POPULAR CUL DE SAC LOCATION HAVING 4 BEDROOMS AND 2 RECEPTION ROOMS BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH PLEASANT ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING

EPC:C

NO CHAIN

Guide Price: £340,000

7 Traherne Close, Ledbury, Herefordshire HR8 2JF

4 2 1

7 TRAHERNE 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 well proportioned detached house conveniently located in a popular residential cul de sac on the outskirts of Ledbury.

The well presented accommodation has the benefit of gas fired central heating (with radiators) and double glazing. It is arranged on the ground floor with a canopy entrance porch, reception hall, cloakroom with WC, sitting room, dining room and a fitted kitchen. On the first floor there are four bedrooms and a refitted shower room with WC.

Outside there is an attractive established garden which is fully enclosed to the rear. There is a single garage and driveway parking.

ACCOMMODATION:

Canopy Porch

Reception Hall

With double glazed front door. Single radiator. Stairs to first floor. Double glazed window to side.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Built-in understairs cupboard. Single radiator. Double glazed window to side.

Sitting Room 5.37m (17ft 4in) max. x 3.41m (11ft) max.

Having a feature reconstituted stone fireplace. TV point. Single radiator. Dado rail. Coving. Double glazed window to front. Archway through to the dining room.

Dining Room 3.15m (10ft 2in) x 2.58m (8ft 4in)

With single radiator. Dado rail. Coving. Double glazed sliding patio doors to rear with external awning. Connecting door to kitchen.

Kitchen 3.15m (10ft 2in) x 2.48m (8ft)

Fitted with a stainless steel sink unit with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Cooker point. Canopy hood. Plumbing for washing machine and dishwasher. Radiator. Wall mounted Worcester gas fired boiler. Useful built-in cupboard. Double glazed door to side. Double glazed window to rear with pleasant outlook over the garden. The cooker, dishwasher and fridge freezer will be included in the sale.





Landing

With access to roof space. Airing cupboard housing a lagged cylinder. Double glazed window to side.

Bedroom 1 4.47m (14ft 5in) x 2.84m (9ft 2in) max.

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

Bedroom 2

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

Bedroom 3 3.54m (11ft 5in) max. x 2.35m (7ft 7in) max.

With double radiator. Stairhead storage surface. Double glazed window to front.

Bedroom 4 2.63m (8ft 6in) max. x 2.32m (7ft 6in) max. into door recess

With single radiator. Double glazed window to rear.

Shower Room

Fitted with a contemporary white suite comprising a large shower cubicle, wash basin with tiled splashback and a WC. Shaver light point. Double radiator. Double glazed window to side.

Outside

To the front of the property there is an area of lawn with established plants and shrubs.

A driveway to side, with outside light, provides off road parking and gives access to a single garage (17'6 x 8'2) with up and over garage door, light, power, window to rear and a personal door to side giving access to the rear garden.

A gateway off the driveway gives access to a good sized enclosed rear garden which is pleasantly arranged with a large paved and stoned terrace, area of lawn, further raised decked terrace and a selection of plants and shrubs.

There are two garden sheds, outside light and tap.

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 confirmation) that the property is Freehold.

Directions

From the agents Ledbury office turn right at the traffic lights and proceed along The Southend. Turn right into Biddulph Way and then take the second turning on the left into Traherne Close. 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 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)

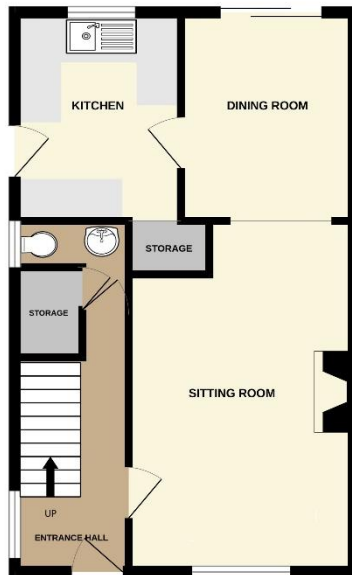
Council Tax

COUNCIL TAX BAND: D

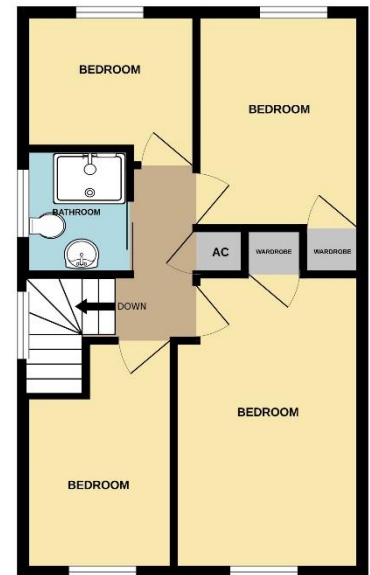
EPC

The EPC rating for this property is C (69)

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



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