



A Well Appointed And Extended End Terrace House With Two Double Bedrooms And Two Reception Rooms With Upgraded Kitchen To Include Appliances And Off Road Parking For Two Vehicles. Benefitting From Gas Central Heating And Double Glazing Throughout. EPC - C

5 Hallwood Drive - Guide Price £240,000

Ledbury, Herefordshire, HR8 2FY

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5 Hallwood

Location & Description

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 appointed two bedroom end terraced property, which has been much improved by the current owners. Extended in 2012, 5 Hallwood Drive offers an open plan living with French doors leading to a south westerly facing garden.

The property comprises entrance hallway, recently installed kitchen with integrated appliances, living room open to extended garden room with space for dining table, separate WC. The first floor a landing leads to two double bedrooms and a family bathroom.

With a low maintenance and enclosed rear garden that captures the sun for most of the afternoon and evening with gated side access.

A fantastic first time purchase or investment opportunity, an internal inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Hallway

Obscure glass double glazed front door entering into an entrance hall with ceiling light point, radiator, tiled flooring and doors to kitchen and WC

Kitchen 4.06m (13ft 1in) x 3.87m (12ft 6in)

A stylish and well appointed kitchen with six spot lights. Double glazed window to the front aspect. A range of wall and base units with integrated corner larder. A marble effect vinyl work top with inset stainless steel sink and draining unit with chrome taps and tiled backsplash. Integrated 'AEG' electric oven and four ring gas hob with over head extractor fan. 'Worcester bosch' combination boiler. Space for washing machine and fridge freezer. Tiled flooring. Door leading to...

Lounge 3.87m (12ft 6in) x 3.85m (12ft 5in)

A relaxing open plan style room with ceiling light. Radiator. Television point. Carpet. Staircase to first floor. Open through to...





Garden room 3.51m (11ft 4in) x 2.84m (9ft 2in)

A bright south facing ground floor extension added by the current owners in 2012. With two wall lights. Double glazed window to the side aspect. Two velux double glazed sky lights. Double glazed french doors opening onto the garden. Radiator. Carpet.

WC

Ceiling light. Obscure glass double glazed window to the front aspect. Corner sink with tiled backsplash. Low level toilet. Radiator. Carpet. Fuse board.

To the first floor

Landing with ceiling light point. Double glazed window to the side aspect. Carpet. Doors to bedrooms and family bathroom.



Bedroom 1 3.92m (12ft 8in) x 3.02m (9ft 9in)

A double bedroom with ceiling light point. Double glazed window to the rear aspect. Built in double wardrobe. Radiator. Carpet.

Bedroom 2 3.92m (12ft 8in) x 2.68m (8ft 8in)

A double bedroom to the front aspect with Double glazed window. Ceiling light point. Built in wardrobe. Radiator. Carpet.



Bathroom

Ceiling light point. Panelled bath with over head electric 'Mira' power shower and tiled backsplash and chrome taps and shower head. Ceramic sink with tiled backsplash. Low level toilet. Useful over stairs storage cupboard. Chrome heated towel rail. Carpet.

Outside and Garden

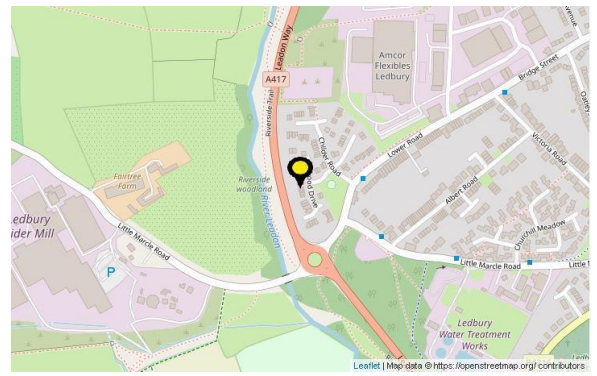
Stepping out from the French doors onto an enclosed south westerly facing garden with paved patio. Gravelled area with raised planting bed and gated side access. A range of mature and established plants and shrubs. Outside water supply.



The property benefits from two off road parking spaces to the rear.

Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street. Turn left into Bye Street and continue into Bridge Street and Lower Road. Turn right towards the end of Lower Road into Childer Road and then turn left into Hallwood Drive. Follow the road around to the left and the property will then be found on the left hand side.



Services

We have been advised that 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.

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) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (72).

GROUND FLOOR
439 sq ft (40.8 sq m.) approx.

1ST FLOOR
315 sq ft (29.3 sq m.) approx.



TOTAL FLOOR AREA: 754 sq ft (70.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of issue.

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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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