



A RARE OPPORTUNITY TO PURCHASE A DETACHED TWO BEDROOM BUNGALOW WITHIN A STONES THROW OF LEDBURY TOWN CENTRE. BENEFITTING FROM GAS CENTRAL HEATING AND DETACHED GARAGE WITH WRAP AROUND GARDEN ON A SURPRISINGLY LARGE QUARTER OF AN ACRE PLOT. EPC - D

FOR SALE BY PUBLIC AUCTION

THE PROPERTY IS TO BE OFFERED FOR SALE BY PUBLIC AUCTION ON THURSDAY 19TH JUNE (UNLESS SOLD PREVIOUSLY) AT THE FEATHERS HOTEL, LEDBURY HR8 1DS AT 6.00PM

Holly Lodge – Guide Price: £400,000

20 Bank Crescent, Ledbury, HR8 1AA



Holly Lodge

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.

Auction Information

FOR SALE BY AUCTION INFORMATION FOR PROSPECTIVE BIDDERS AT AUCTION: Bidders registrations - potential buyers are required to register their details before bidding. At registration you will need to provide your full name and address and the solicitor/legal representative who will be acting on your behalf. You will also need to prove your method of payment of the deposit and that you have necessary proof of identity to comply with money laundering regulations. You are advised to register prior to the date of the auction at one of the offices and you will need to bring your proof of identity with you to the sale where you will be allocated a personal bidding number which will enable you to bid. A bidders registration form is available upon request. Please bring this along to one of our offices at least 48 hours prior to the auction or ensure that you attend the auction registration desk at the auction venue at least 30 minutes before the advertised start of the sale. There is no charge for registration. The auctioneer reserves the right to refuse a bid where registration has not taken place and to offer the lot to the under bidder. Proof of identity In compliance with Money Laundering Regulations bidders are required to provide photographic identification and evidence of residency. Buyers must provide the following: 1. Photographic identify document such as a current passport or UK driving license AND 2. An original utility bill, building society or bank statement, council tax bill or any other form of identity document (excluding credit card statements and mobile phone bills) that has been issued within the last 3 months and provides evidence of residency at the correspondences address stated on the registration form. If the bidder is acting on behalf of another party they will be required to provide the documents above for themselves and for the named buyers for whom they act, as well as providing a letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above documents will still be required together with written authority from the company and a copy of the certification of incorporation. It is advisable to ensure that this process is satisfactorily completed and approved well before the sale.

DEPOSITS: A deposit payment, which is payable on the fall of the hammer, is calculated at 10% of the purchase price (or £3000 whichever is greater). Buyers should arrange to bring either a bankers draft/counter cheque, building society draft or debit card to the sale room to cover their maximum bid. Personal and company cheques will not be accepted unless agreed by prior arrangement even if you are well known to us and have bought from us previously. If you wish to pay by personal or company cheque you should contact us at least 3 working days prior to the auction. A £20 fee will be charged (payable in cash only) upon acceptance of any personal or company cheque to cover the bank chargers for special clearance. Buyers may pay deposits by either Maestro or Visa debit cards (not credit cards). Transactions must be in person and cannot be accepted over the telephone. Buyers should note that cash will not be accepted for deposit payments. Important all buyers are advised to inspect all available legal documentation prior to bidding and you will be deemed to fully understand your liabilities if successful. Liabilities could include stamp duty, land registry fees and VAT which may become payable upon completion in line with any property transaction whether it is be auction or private treaty. If you are in any doubt you should seek advice from your own professional advisors.

AUCTION GUIDE PRICE: An indication of the seller's current minimum in light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE: This is seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. A reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. Solicitors/Legal Pack: **The solicitors acting on behalf of the vendors in the sale of Holly Lodge is DF Legal, HR8 2DX 01531 633222)**





Property Description

A charming and deceptively large two bedroom detached bungalow in a most convenient and sought after residential location within a short walk of Ledbury town centre.

A tandem drive way and detached garage sit beside a long front garden as you approach from the roadside. The property comprises a conservatory with door into a spacious entrance hall way. Doors into living room and kitchen dining room with two double bedrooms at each end of the bungalow and walk in shower room.

A large lean to with a mixture of brick and wooden outbuildings, including a gardeners toilet/utility space. A mature wrap around garden with a array of established trees and shrubs offers surprising seclusion within a central location.

The accommodation with approximate dimensions is as follows:

Conservatory 2.58m (8ft 4in) x 2.32m (7ft 6in)

Double glazed door opening into conservatory with half dwarf brick walls and light point. Fitted blinds. Double glazed door to the rear garden and obscure glass wooden framed door opening into the Reception Hall. Vinyl flooring.

Reception Hall 3.38m (10ft 11in) x 3.30m (10ft 8in)

Two fitted storage cupboards. Radiator. Carpet.

Sitting Room 5.32m (17ft 2in) x 3.38m (10ft 11in)

A dual aspect room with bay window. Two radiators. A stone fireplace with an inset electric fire and stone hearth.

Kitchen Dining Room 5.27m (17ft) x 3.77m (12ft 2in)

A dual aspect room with window and door opening into a large lean-to. A range of wooden wall and base units with a wooden worktop. Wooden floor boards. Door into a walk in pantry with an obscure glass double glazed window Fuseboard.

The kitchen is open to a dining area that comprises a double glazed bay window to the side aspect. Radiator. Fireplace with tiled hearth. Door into bedroom.

Bedroom 1 5.32m (17ft 2in) x 3.38m (10ft 11in)

A dual aspect double bedroom with double glazed windows to the front and side aspects. Two radiators. Ceramic sink and chrome taps.

Bedroom 2 5.27m (17ft) x 3.07m (9ft 11in)

A dual aspect double bedroom with double glazed windows to the rear and side aspects. Ceiling light point. Built in cupboard housing a 'Worcester Bosch' combination boiler. Radiator. Carpet.

Shower Room

Ceiling light point. Loft access. Electric 'Triton' power shower. Ceramic sink with chrome taps. Low level toilet. Chrome heated towel rail.

Loft Room

Accessed via a pull down ladder in the Reception Hall.

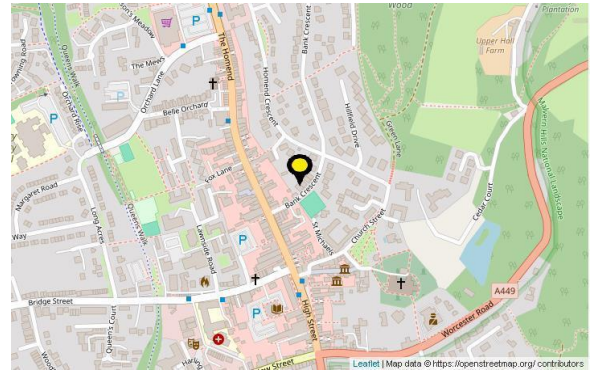
Outside and Garden

Stepping out from the kitchen door into a large Lean-to with a wooden glazed door to the front aspect and rear garden. A number of brick and wooden storage sheds. Primarily laid to lawn wrapping to the side of the bungalow with a patio area and path to the front.

The front garden is laid to lawn with driveway and Garage.

Directions

From the Agents Ledbury office turn left at the traffic lights and proceed along the High Street. Continue on past the old black & white Market Hall and then turn right into Bank Crescent. Proceed up the hill and the property will then be found on the right hand side directly after the Bowles Pavilion.



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.

1. Proof of identity in the form of a photographic ID such as current passport or UK driving licence.
2. Proof of current residential address i.e. utility bill or building society or bank statement issued within the previous 3 months.

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) or Colwall Office (01684 540300)

Council Tax

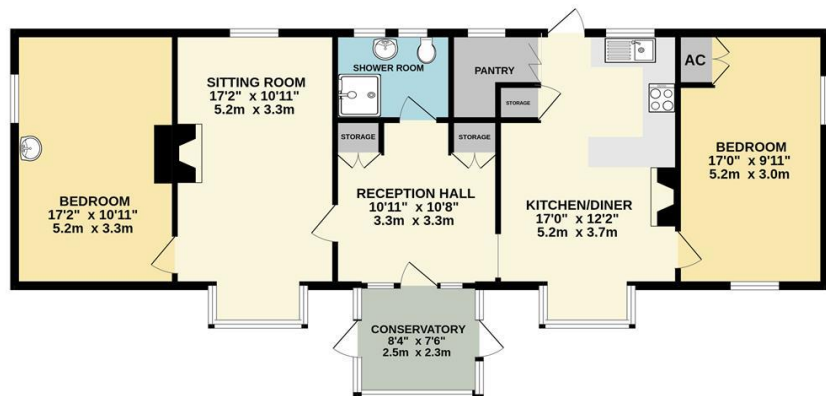
COUNCIL TAX BAND "E"

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 D (64).

GROUND FLOOR
1020 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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.

