

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A charming three storey grade ii\* listed town house situated in the heart of ledbury town centre offering characterful accommodation with an open plan kitchen/dining/living room, two bedrooms and two bathrooms. Non-Smokers Only. Children welcome. Pets by Negotiation. Available Now.

## 2 Magistrates Court – £800pcm

Church Road, Ledbury, Herefordshire, HR8 1EY

2 2 1





## 2 Magistrates Court

### Location & Description

2 Magistrates Court is conveniently located in the heart of Ledbury, 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

2 Magistrates Court occupies a most delightful and very convenient town centre location close to the church at the head of the famous cobbled Church Lane. The property is an interesting Grade II\* Listed town house forming part of an attractive courtyard development of properties, which were renovated and restored by the Hereford and Worcester Preservation Trust in 1987/88.

The property has many interesting features including a wealth of exposed timbers and benefits from gas fired central heating.

The accommodation is arranged at ground floor level with a reception hall, bedroom and bathroom. On the first floor there is a further bedroom and bathroom, and on the second floor there is an open plan sitting room/kitchen. The property enjoys a pleasant outlook to the front over the walled garden park and to the rear there is an interesting outlook over the rooftops of Ledbury with far reaching views.

### Reception Hall

With half glazed front door. Single radiator. Stairs to first floor. Understairs recess.

### Bedroom 1 3.23m (10ft 5in) x 2.94m (9ft 6in) plus wardrobes

With two fitted double wardrobes with inset chest of drawers. Two single radiators. Two wall lights. Coving. Two sash windows to front with wooden shuttering.

### Bathroom 1

With white suite comprising inset bath with ornate mixer taps and shower attachment. Wash hand basin. Low level WC. Bidet. Fully tiled surrounds. Shaver point. Two wall lights. Inset shelving. Ladder radiator. Sash window to rear.





### First Floor Landing

With wall mounted combination boiler. Double radiator. Feature exposed ceiling timber. Stairs to second floor. Sash window to rear.

### Bedroom 2 3.61m (11ft 8in) x 3.25m (10ft 6in)

With double radiator. Exposed ceiling timbers. Two sash windows to front with fine outlook over the walled garden park.



### Bathroom 2

With panelled bath with shower over and tiled surrounds. Inset wash hand basin with cupboard under. WC. Shaver light point. Double radiator. Exposed ceiling timbers. Useful built-in utility cupboard with plumbing for washing machine. Sash window to rear.

### Second Floor

### Open Plan Sitting/Dining/Kitchen 6.61m (21ft 4in) x 3.56m (11ft 6in) max

An open plan room with double radiator. Single radiator. Low level cupboards. Access to roof space. Superb exposed wall and ceiling timbers. Wall niche. A feature exposed area of wattle and daub walling. Window to front with outlook over park. Double glazed Velux roof window to rear with a fine outlook over the roof tops of Ledbury.



The room incorporates a kitchen area with inset sink unit with base unit under. Drawer pack. Tiled work surfaces. Two fitted electric hobs with integral extractor hood over and includes an oven, fridge and dishwasher.

### Outside

The property is approached over a shared block paved courtyard to the rear with steps leading up to the entrance door. There is a small brick external storage cupboard.



### Agents Note

Non-Smokers Only. Children welcome. Pets by Negotiation.

Available Now.

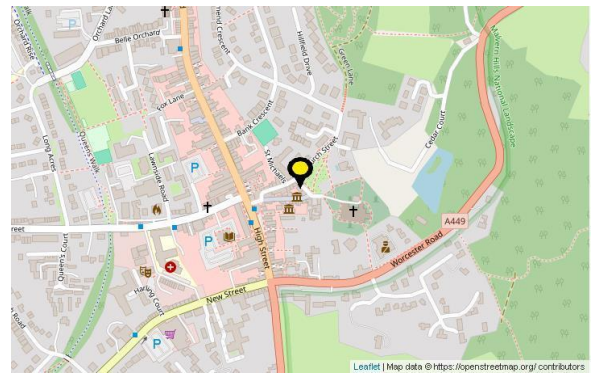
Furnished or Unfurnished.

It should be noted that there is no car parking with this property however the owners of this property do have a lock up garage in the town which may be available by separate negotiation.



## Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street. Turn right behind the Market House and proceed up Church Street. Turn right into Church Road and the entrance will be found immediately on the right 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).

**Council Tax** COUNCIL TAX BAND "C" 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).



### 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.