



AN IMMACULATELY PRESENTED 3 BEDROOMED DETACHED BUNGALOW IN A FAVOURED CUL DE SAC LOCATION BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH REFITTED BREAKFAST KITCHEN, ENSUITE BATHROOM AND SEPARATE SHOWER ROOM, EASILY MAINTAINED LANDSCAPED GARDEN, ENCLOSED AND SOUTH FACING TO THE REAR, EXTENDED SINGLE GARAGE AND DRIVEWAY PARKING

EPC: D INSPECTION RECOMMENDED NO CHAIN

Guide Price: £395,000

18 Jubilee Close, Ledbury, Herefordshire HR8 2XA



18 JUBILEE 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 superbly appointed 3 bedroomed detached bungalow occupying a level plot in a favoured cul de sac location within the popular town of Ledbury.

The property offers very well presented light and airy accommodation which has a contemporary feel and benefits from gas fired central heating and double glazing.

It is arranged with a canopy porch, wide reception hall, sitting room opening through to a refitted breakfast kitchen, a Master bedroom with an Ensuite bathroom, two further bedrooms and a refitted shower room. There is an attractive landscaped garden which is easily maintained and south facing to the rear.

There is an extended single garage and driveway providing ample off road parking.

ACCOMMODATION:

Canopy Porch

With outside light.

Spacious Reception Hall

With composite double glazed front door. Attractive oak wooden flooring. Useful fitted cloak cupboard. Double radiator. Telephone point. Seven ceiling downlighters. Coving. Access to roof space. Large opening to:

Sitting Room 4.28m (13ft 10in) x 3.61m (11ft 8in)

Having a feature fitted wood burner with glazed hearth. Double radiator. TV point. Coving. Oak wooden flooring. Double glazed window to side. Double glazed double doors to rear giving access to the garden and having an external awning. Opening to:

Breakfast Kitchen 5.27m (17ft) max. x 3.02m (9ft 9in)

Well fitted with an extensive range of contemporary cream gloss units comprising a composite one and half bowl sink unit with base unit under. Further base units. Drawer packs. Wall mounted cupboards. Fitted breakfast bar. Work surfaces with matching upstands. Built-in oven with fitted 4-ring ceramic hob and integral extractor hood over. Integral dishwasher and plumbing for washing machine. Low level heater. Part oak flooring. Double radiator. Coving. Ten ceiling downlighters. Double glazed double doors to rear giving access to the garden and having an external awning.





Bedroom 1 3.66m (11ft 10in) x 3.49m (11ft 3in)

With double radiator. TV point. Coving. Double glazed bow window to front.

Ensuite Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash hand basin with tiled splash back and a WC. Chrome ladder radiator. Extractor fan. Fitted cupboard with shelving. Four ceiling downlighters. Two double glazed windows to side.

Bedroom 2 3.20m (10ft 4in) x 2.71m (8ft 9in)

With double radiator. Coving. Double glazed bow window to front.

Bedroom 3 2.51m (8ft 1in) x 2.25m (7ft 3in)

Currently used as a dressing room with single radiator. Fitted hanging rail. Coving. Double glazed window to side.

Shower Room

With a contemporary white suite comprising a large walk-in tiled shower cubicle, wash hand basin with tiled splashback and a WC. Chrome ladder radiator. Extractor fan. Four ceiling downlighters. Wall mounted Worcester gas fired central heating boiler. Attractive oak flooring.

Outside

The property has an attractive easily maintained landscaped garden. It is arranged to the front with an artificial lawn and selection of plants and shrubs.

A block paved driveway to the side provides off road parking for several vehicles and gives access to an extended single GARAGE (24'8 x 8'11) with electric roll-up garage door, personal door to side leading the the rear garden, light, power and a workshop area to the rear.

Gateways to either side of the bungalow give access an enclosed and private south facing garden. This is very pleasantly arranged with paved, stone and slate terracing, further raised paved seating area, artificial lawn and flowerbeds well stocked with plants and shrubs.

There are various outside lights and a useful outside 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.

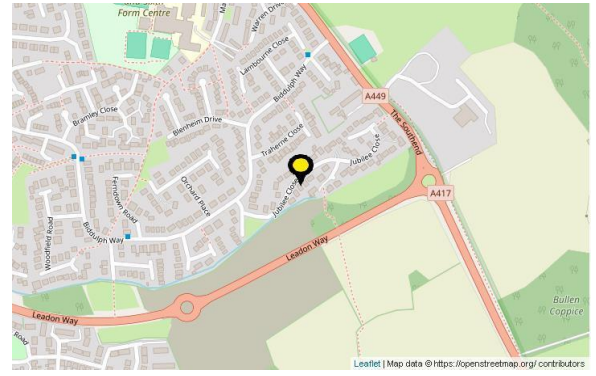
Tenure

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, proceed down the hill and turn left into Jubilee Close. Turn immediately left again and the property will be located on the right 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

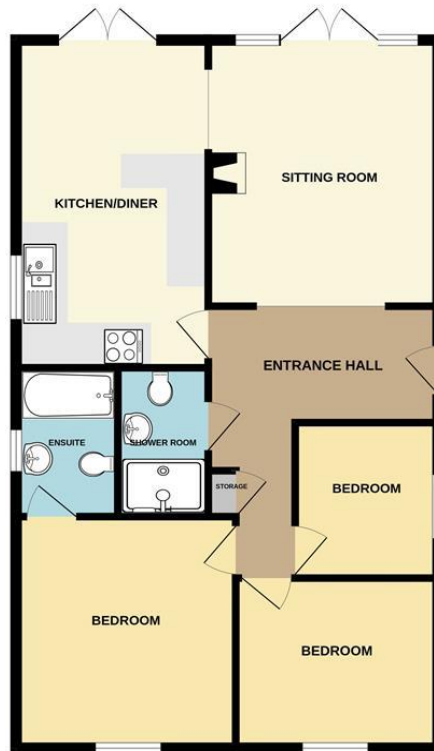
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

BAND D

EPC

The EPC rating for this property is D(67)



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.

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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

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