



Situated in a very convenient town centre location near the Ledbury Market House. This characterful 2 bedroom terraced house is set in a perfect location amongst the thriving town centre. On the ground floor there is a downstairs W.C cloakroom and under-the-stairs storage, as well as access to the private rear courtyard. The first floor comprises a spacious landing, kitchen and living room, benefiting from new carpets throughout. The second floor comprises the bathroom, and two bright double bedrooms. Non-Smokers only. Children Considered. Not suitable for pets. Available June / July. Contact Ledbury Office.

## £950.00 Per Month

1 Church Lane , Ledbury , Herefordshire, HR8 1DW

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# 1 Church Lane , Ledbury

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## 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.

## Viewing

By appointment to be made through the Agent's Ledbury Lettings 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 TBC.

## 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.



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
[ledbury@johngoodwin.co.uk](mailto:ledbury@johngoodwin.co.uk)

## 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.

