

**A MODERN 2 BEDROOMED SEMI-DETACHED HOUSE IN A PLEASANT END OF CUL DE SAC LOCATION
BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH OFF ROAD PARKING AND
ATTRACTIVE ENCLOSED REAR GARDEN**

EPC: C

NO CHAIN

Guide Price: £220,000

21 Target Close, Ledbury, Herefordshire HR8 2LR



21 TARGET 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. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

Property Description

A modern semi-detached house occupying a pleasant end of cul de sac position in a popular and conveniently residential development on the outskirts of Ledbury.

The accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with an entrance hall, cloakroom with WC, sitting room with archway through to a dining room and a fitted kitchen. On the first floor the landing gives access to two bedrooms and a bathroom with WC.

Outside there is off road parking for two cars to the front of the house and an enclosed rear garden which enjoys a pleasant wooded backdrop.

ACCOMMODATION:

Entrance Hall

With double glazed composite front door. Single radiator. Stairs to first floor. Double glazed window to side.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Double glazed window to front.

Sitting Room 3.35m (10ft 10in) x 3.35m (10ft 10in)

With dado rail. TV and telephone points. Double radiator. Double glazed window to front. Archway through to dining room.

Dining Room 2.68m (8ft 8in) x 2.04m (6ft 7in)

With dado rail. Single radiator. Connecting door to kitchen. A new double glazed patio door is to be fitted.





Kitchen 2.68m (8ft 8in) x 2.25m (7ft 3in)

Fitted with a range of units comprising a composite sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and canopy hood over. Plumbing for washing machine. Wall mounted Worcester gas fired boiler. Wall mounted fan heater. Double glazed window to rear.

Landing

With access to roof space. Airing cupboard with single radiator. Double glazed window to side.



Bedroom 1 3.49m (11ft 3in) plus recess x 2.66m (8ft 7in)

With built-in double wardrobe. Single radiator. Two double glazed windows to front.

Bedroom 2 2.76m (8ft 11in) x 2.48m (8ft)

With single radiator. Double glazed window to rear with pleasant wooded outlook.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over and tiled surrounds, wash basin with tiled splashback and a WC. Shaver light point. Single radiator. Extractor fan. Double glazed window to rear.



Outside

To the front of the property there is a stone terrace and driveway providing off road parking for two cars.

A gated pathway to the side of the house gives access to an enclosed rear garden which enjoys a wooded backdrop and is pleasantly arranged with a stone and paved terrace with a feature ornamental pond.

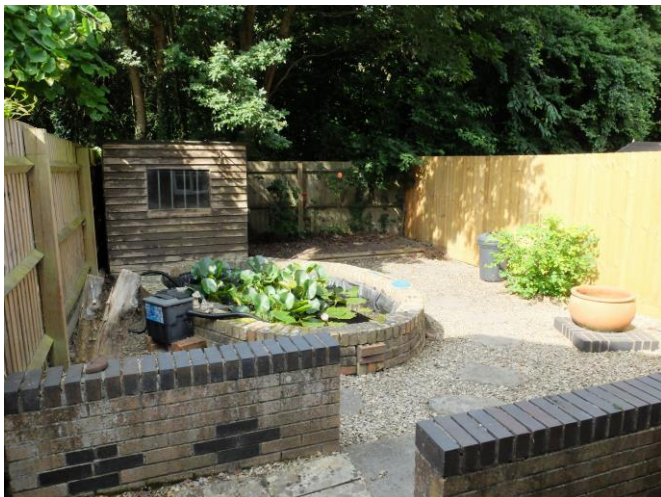
There is a useful shed and outside light and tap.

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.

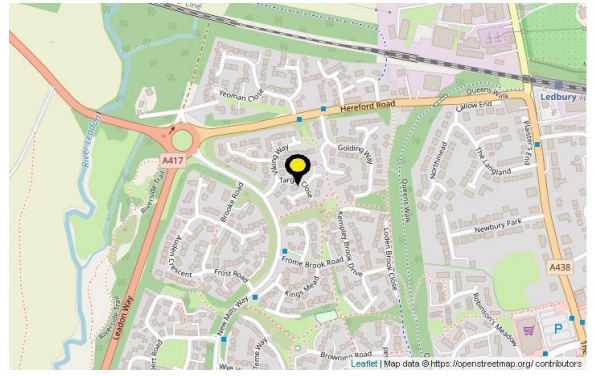
Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



Directions

From the agents Ledbury office turn left at the traffic lights and proceed through the High Street and Homend. Continue over the traffic lights at Tesco and bear left by the railway station onto the Hereford Road. Take the first exit off the roundabout into New Mills Way and take the first left into Viking Way. Turn right into Target Close, follow the road to the right and turn right and the property will be located at the head of the cul de sac.



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

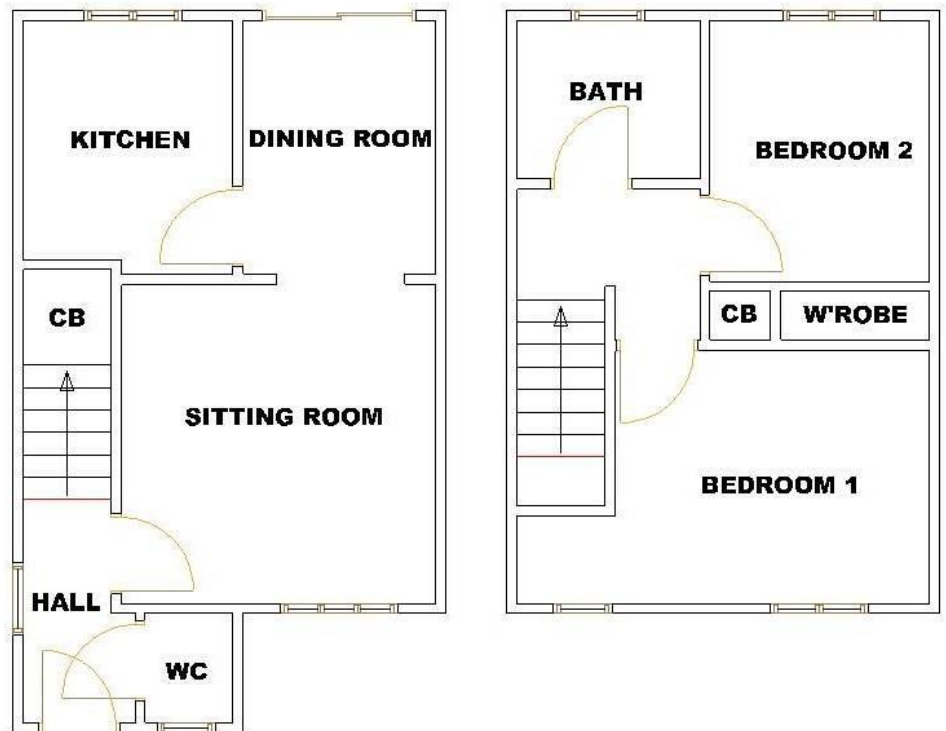
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

BAND B

EPC

The EPC rating for this property is C (72)



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