



**A MODERN 3 BEDROOMED END OF TERRACE HOUSE IN A PLEASANT END OF CUL DE SAC
LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH
ENCLOSED REAR GARDEN AND GARAGE**

EPC: C NO CHAIN

Guide Price: £260,000

7 Gibson Road, Ledbury, Herefordshire HR8 2US

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7 GIBSON ROAD

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 modern end of terrace house occupying a pleasant end of cul de sac position in a popular and convenient residential development within walking distance of the town centre.

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

Outside there is an enclosed rear garden and a single garage.

ACCOMMODATION

Entrance Hall

With double glazed front door. Single radiator. Stairs to first floor.

Cloakroom

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

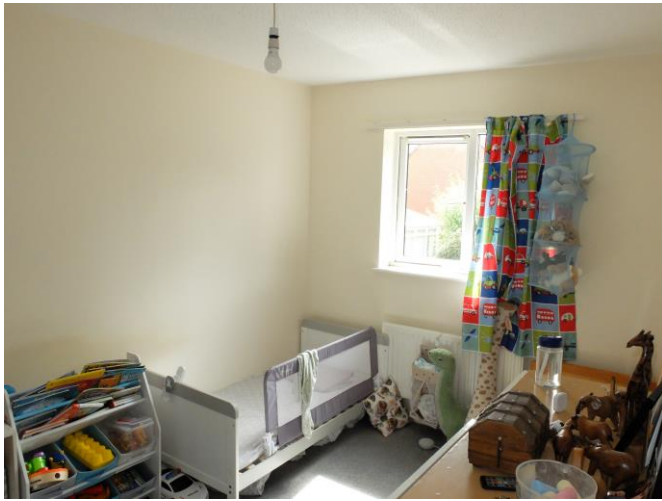
Sitting Room 4.70m (15ft 2in) x 4.59m (14ft 10in) max.

With double radiator. TV point. Understairs recess. Double glazed window to front.

Dining Kitchen 4.59m (14ft 10in) x 3.13m (10ft 1in)

Fitted with a range of units comprising a composite sink with base unit under. Further base units. Wall mounted cupboards. Tall storage cupboards. Peninsular bar. Work surfaces with tiled surrounds. Build-in oven with 4-ring gas hob and canopy hood over. Wall mounted Worcester boiler. Plumbing for washing machine. Double radiator. Double glazed window to rear. Double glazed sliding patio doors to rear garden.





Landing

Having an airing cupboard with hot water cylinder. Access to roof space.

Bedroom 1 3.80m (12ft 3in) x 2.51m (8ft 1in)

With built-in double wardrobe. Single radiator. Double glazed window to rear.

Bedroom 2 3.41m (11ft) x 2.61m (8ft 5in)

With built-in cupboard. Single radiator. Double glazed window to front.

Bedroom 3 2.82m (9ft 1in) x 2.01m (6ft 6in)

With single radiator. Double glazed window to rear.

Bathroom

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

Outside

To the front of the property there is a small stone terrace and a single GARAGE.

A gated pathway to the side of the house leads to an enclosed rear garden arranged with a paved terrace and an area of lawn. There is 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.

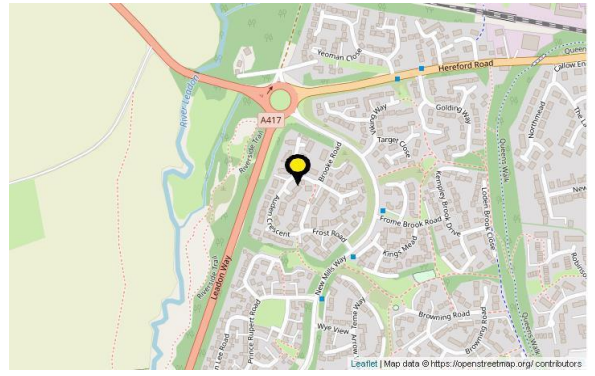
Tenure

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



Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights by Tesco and then turn left at the traffic by the railway station onto the Hereford Road. At the roundabout take the first exit into New Mills Way, proceed for a short distance and take the first right into Brooke Road. Continue to the 'T' Junction with Gibson Road and the access driveway to number 7 will be found directly opposite.



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.

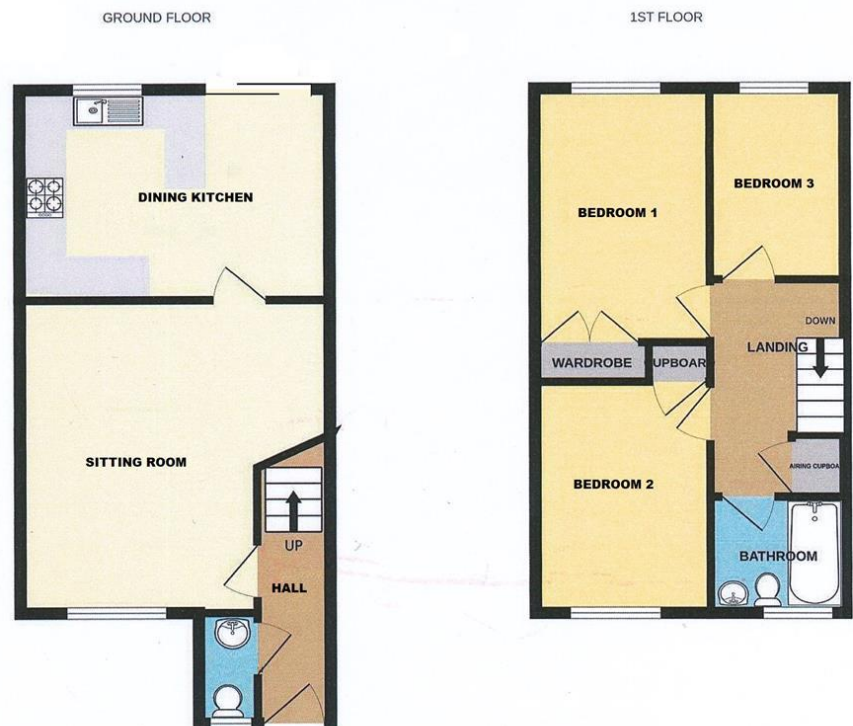
Viewing

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

Council Tax
BAND C

EPC

The EPC rating for this property is C (70)



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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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.
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Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

