



A VERY WELL PRESENTED END OF TERRACE HOUSE IN A MOST CONVENIENT TOWN CENTRE LOCATION OFFERING EXTENDED ACCOMMODATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH TWO BEDROOMS AND TWO RECEPTION ROOMS, OFF ROAD PARKING FOR 2 CARS AND A SOUTH FACING REAR GARDEN. EPC:D

INSPECTION RECOMMENDED

Guide Price : £225,000

27 Bridge Street, Ledbury, Herefordshire HR8 2AH

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27 BRIDGE STREET

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

An extended end of terrace period house very conveniently situated in a popular residential location very close to the town centre.

The well appointed accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a sitting room, separate dining room, fitted kitchen, rear lobby and a modern bathroom with shower and WC. On the first floor a small landing gives access to two bedrooms.

Outside there are areas of garden to both front and rear. A stone hard standing to the rear provides off road parking for two cars.

ACCOMMODATION:

Sitting Room 3.69m (11ft 11in) x 3.51m (11ft 4in) max.
With double glazed front door. Feature fireplace with fitted gas fired stove. TV point. Double radiator. Double glazed window to front. Stripped door to:

Dining Room 3.69m (11ft 11in) x 3.51m (11ft 4in) max.
Having a feature fireplace with fitted gas fired stove. Double radiator. Stairs to first floor. Double glazed window to rear. Archway through to:

Kitchen 2.53m (8ft 2in) x 2.22m (7ft 2in)

Well fitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Glass fronted cabinets. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and integral extractor. Attractive tiled floor. Double glazed window to side. Stripped door to:





Rear Lobby

With wall mounted Worcester boiler. Plumbing for washing machine. Single radiator. Matching tiled floor. Double glazed door to side giving access to the rear garden and having a small canopy awning.

Bathroom

Well fitted with a modern white suite comprising a panelled bath with shower over and fitted shower screen, wash basin and a WC. Half tiled surrounds. Double radiator. Matching tiled floor. Double glazed window to rear.



Small Landing

Bedroom 1 3.69m (11ft 11in) x 3.51m (11ft 4in) max.

With feature fireplace recess. Coving. Double radiator. Stripped door. Double glazed window to front.

Bedroom 2 3.46m (11ft 2in) max. x 2.79m (9ft)

With double radiator. Coving. Stripped door. Double glazed window to rear.

Outside

A shared gated pathway to the front of the property leads to a small lawned garden with plants and shrubs.



To the rear there is a further good sized area of garden which is south facing and pleasantly arranged with a paved courtyard and lawn. There is an outside tap and light along with two useful sheds, the larger one having light and power.

A shared central pathway provides shared rear pedestrian access and leads to a stoned hardstanding which provides off road parking for two cars with access via Queens Court.

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.

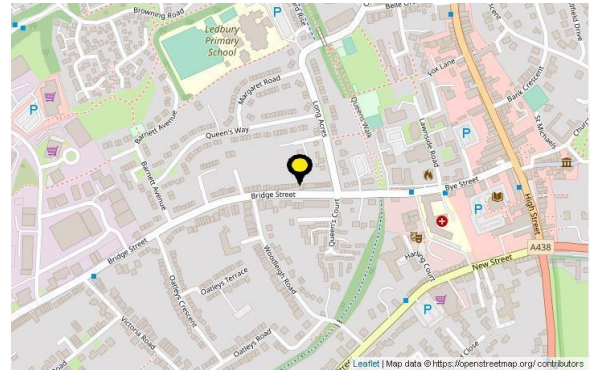
Tenure

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



Directions

From the agents Ledbury office turn left at the traffic lights onto the High Street. Proceed for a short distance and then turn left into Bye Street. Continue on into Bridge Street and the property will be located on the left hand side just after the Queens Court turning.



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 formerly 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 D (61)



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