

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXTENDED THREE BEDROOMED SEMI DETACHED HOUSE IN A MOST PLEASANT END OF CUL DE SAC LOCATION BACKING ONTO SCHOOL PLAYING FIELDS BENEFITING FROM WARM AIR HEATING AND DOUBLE GLAZING WITH ATTRACTIVE RE-FITTED KITCHEN DINER, LOW MAINTENANCE GARDENS AND DRIVEWAY PARKING. EPC D**

**NO ONWARD CHAIN**

## Guide Price - £280,000

63 Oakland Drive, Ledbury, Herefordshire, HR8 2EX

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# 63 Oakland Drive

## Location & Description

Oakland Drive is situated within Ledbury which has a wide 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.

## Property Description

63 Oakland Drive is an extended three bedroom semi detached house occupying a very pleasant end of cul de sac location backing onto school playing fields in a popular residential area within Ledbury. The current owner has made enhancements to the property, converting the garage to create a sociable and spacious kitchen diner with a re-fitted contemporary kitchen and window seating to the dining area.

The property benefits from warm air heating and double glazing throughout with accommodation comprising to the ground floor a recessed porch, reception hall, cloakroom, sitting room with views to the garden and the dining/kitchen. On the first floor the landing gives access to three bedrooms and a bathroom.

Outside the property benefits from driveway parking and low maintenance gardens to both the front and rear with views over school playing fields.

The property is available with no onward chain.

Accommodation comprising with approximate dimensions:

### Recessed Porch

With outside light.

### Reception Hall

Having a double glazed front door with double glazed panel to side. Stairs to first floor. Built-in cloak cupboard. Warm air heating boiler. Wood effect flooring.

### Cloakroom

Fitted with a white suite comprising a wash hand basin with tiled splashback. Wc. Wall mounted electric heater. Wood effect flooring. Double glazed window to front.

### Sitting Room 4.99m (16ft 1in) x 3.35m (10ft 10in) max

With double glazed sliding patio doors to rear enjoying a pleasant outlook over school playing fields and giving access to the garden. Multi-panelled door from the hallway and glazed sliding door to the kitchen. Wall mounted gas fire with stone plinth. Two wall lights. TV point. Carpet.

### Kitchen/Diner 8.96m (28ft 11in) x 2.58m (8ft 4in)

Re-fitted with a range of contemporary cream painted units incorporating pan drawers, wall and base cupboards with solid wood work surfaces over and breakfast bar. Ceramic sink unit with mixer tap. Space for range style cooker. Integrated undercounter fridge and freezer. Plumbing for washing machine. Double glazed window and door to the rear garden.

Open to the extended dining area converted from the former garage with double glazed window to the front with fitted window seating. Wood effect flooring throughout. Radiator.





### Landing

Access to the loft space.

### Bedroom 1 3.97m (12ft 10in) x 3.10m (10ft)

With double glazed window to rear enjoying a fine outlook over school playing fields. Carpet.

### Bedroom 2 4.18m (13ft 6in) x 2.68m (8ft 8in)

With double glazed window to front. Built-in wardrobe. Carpet.

### Bedroom 3 3.95m (12ft 9in) x 2.63m (8ft 6in)

With double glazed window to rear. Carpet.

### Bathroom

Fitted with a coloured suite comprising a panelled bath with tiled surrounds and electric shower over. Wash hand basin with tiled splashback. Wc. Shaver light point. Airing cupboard containing lagged hot water cylinder. Double glazed window to front with obscured glazing. Carpet.

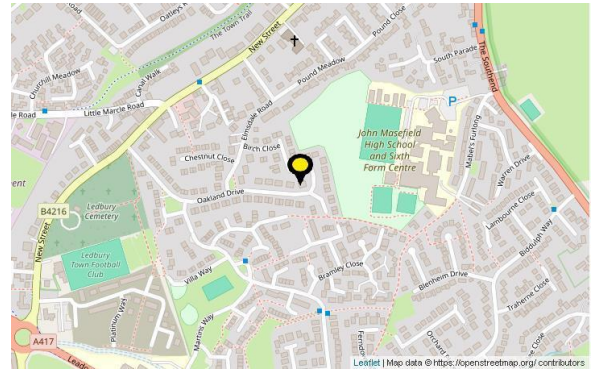
### Outside

To the front of the property is a low maintenance gravelled fore garden with a driveway to the side providing off road parking. A gated pathway to the side of the property gives access to an enclosed rear garden which is pleasantly arranged with a large paved terrace and a selection of established plants and shrubs. The garden enjoys views over the school playing fields.



## Directions

From the agents Ledbury office turn right and proceed down New Street passing the supermarket and the Catholic church. Turn left into Elmsdale Road and then right at the t-junction. Continue to the next t-junction and turn left into Oakland Drive. The property will be found at the top of the cul de sac on the left hand side.



## Services

We have been advised that mains electricity, water, gas and drainage are connected to the property. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

## Tenure

We are advised subject to legal verification that the property is Freehold.

## 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

COUNCIL TAX BAND C

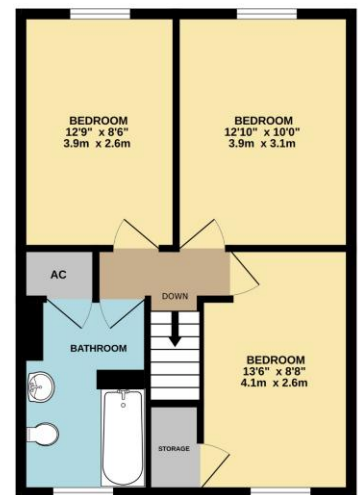
## EPC

The EPC rating for this property is D (56).

GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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.
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.

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