



A MODERN DOUBLE-FRONTED END OF TERRACE HOUSE IN A MOST CONVENIENT TOWN CENTRE LOCATION OFFERING WELL PRESENTED ACCOMMODATION BENEFITING FROM GAS FIRED UNDERFLOOR HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS (1 ENSUITE), FITTED DINING KITCHEN WITH APPLIANCES, EASILY MAINTAINED GARDEN, ENCLOSED AND PRIVATE TO THE REAR AND OFF ROAD PARKING

EPC: (tbc)

NO CHAIN

Guide Price: £300,000

1 Old Market Court, Market Street, Ledbury, Herefordshire HR8 2GE

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1 OLD MARKET COURT

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 attractive double fronted end of terrace town house very conveniently located close to Ledbury town centre.

The well presented accommodation has the benefit of gas fired underfloor heating and double glazing. It is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, sitting room and a fitted dining kitchen. On the first floor the landing gives access to a master bedroom with an Ensuite shower room with WC, two further bedrooms and a bathroom with WC.

Outside there is an attractive established garden which is easily maintained and enclosed and very private to the rear. There is also a car park to the rear where there is an allocated space.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With double glazed front door. Telephone point. Coving. Stairs to first floor. Understairs cupboard. Wood effect laminate flooring.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Wood effect laminate flooring. Double glazed window to front.

Sitting Room 3.77m (12ft 2in) max. x 3.61m (11ft 8in)

With fireplace recess. TV point. Coving. Double glazed window to front.

Dining Kitchen 6.51m (21ft) max. x 2.58m (8ft 4in) max.

Fitted with a range of cream coloured units comprising a one and half bowl stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Glass fronted cabinet. Work surfaces with tiled surrounds. Built-in Neff oven with 4-ring Neff gas hob and Neff chimney hood over. Integral fridge freezer. Integral dishwasher. Plumbing for washing machine. Extractor fan. TV and telephone points. Wall mounted Worcester gas fired boiler. Wood effect laminate flooring. Double glazed window to rear. Double glazed double doors to rear garden.





Landing

With access to roof space.

Bedroom 1 3.82m (12ft 4in) max. x 3.41m (11ft) max.

With built-in wardrobe. TV and telephone points. Double glazed window to rear.

Ensuite Shower Room

Fitted with a white suite comprising a tiled shower cubicle, wash basin and a WC. Shaver light point. Extractor fan. Tiled floor. Double glazed window to side.

Bedroom 2 3.85m (12ft 5in) max. x 2.53m (8ft 2in) max.

With TV and telephone points. Double glazed window to front.

Bedroom 3 2.63m (8ft 6in) x 2.61m (8ft 5in)

With built-in wardrobe. TV and telephone points. Double glazed window to rear.

Bathroom

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

Outside

To the front of the property there is a small stone and paved terrace with established plants and shrubs.

A gate to the side of the house gives access to an easily maintained enclosed and very private rear garden which is pleasantly arranged with a paved and stone terrace, rustic wooden arch and a selection of plants and shrubs.

There is an outside tap and light.

To the rear there is a communal car park with an allocated space for this property and 3 spaces for visitor parking.

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.

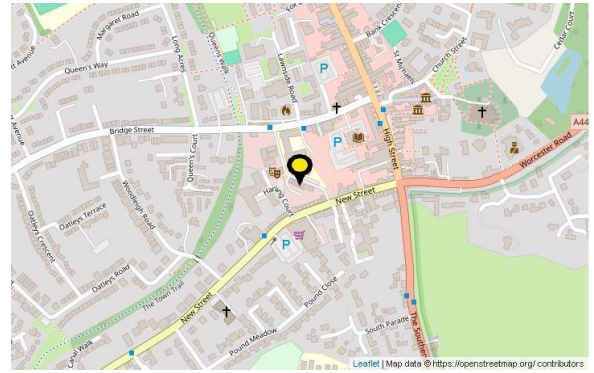
Tenure

We are advised (subject to legal confirmation) that the property is Freehold. There is a management company in place and a service charge which is understood to currently be £520pa.

Directions

If travelling on foot, from the agents office proceed down New Street and turn right into Market Street towards the hospital and theatre. The property will then be found on the left hand side.

If travelling by car, from the agent's office turn left at the traffic lights on to the High Street. Turn left again opposite the black & white market hall into Bye Street. Turn left by the hospital into Market Street and the property will be located on the right hand side. The car parking area is to the rear.



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

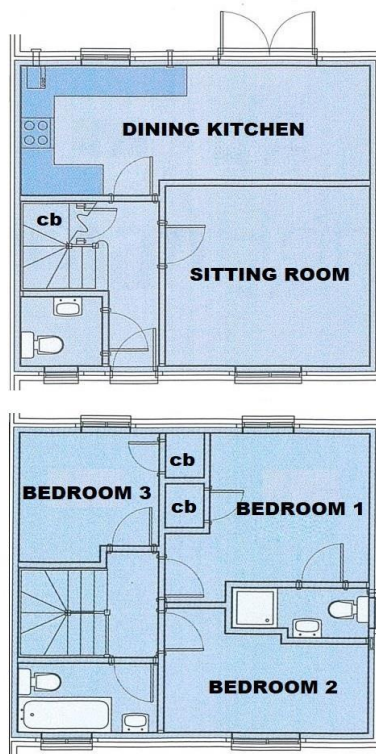
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

Band C

EPC

The EPC rating for this property is (tbc)



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