

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A MODERN WELL APPOINTED DETACHED BUNGALOW IN A PLEASANT CUL DE SAC LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 2 BEDROOMS, CONSERVATORY, SINGLE GARAGE, DRIVEWAY PARKING AND AN ENCLOSED PRIVATE ESTABLISHED REAR GARDEN**

**EPC: D NO CHAIN**

## Guide Price: £315,000

9 Kingsmead, Ledbury, Herefordshire HR8 2LS

2 1 1





## 9 KINGSMEAD

### 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 modern detached bungalow occupying a pleasant corner plot position in a popular and convenient residential cul de sac on the outskirts of Ledbury.

The well presented accommodation benefits from gas fired central heating and leaded light effect double glazing. It comprises a reception hall, fitted kitchen, sitting room, conservatory, two good sized bedrooms and a bathroom with shower and a WC.

Outside there is an attached single garage, driveway parking and an established, enclosed and private rear garden.

### ACCOMMODATION:

#### Reception Hall

Having a uPVC double glazed front door with double glazed side panel. Single radiator. Telephone point. Small airing cupboard with slatted shelving and a single radiator. Coving. Wood effect vinyl flooring.

#### Kitchen 3.46m (11ft 2in) max. x 2.11m (6ft 10in) max.

Fitted with a range of units comprising a stainless steel 1½ bowl sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in double oven with 4-ring gas hob and integral extractor hood over. Fitted fridge freezer. Plumbing for washing machine. Single radiator. Double glazed window to front.

#### Sitting Room 4.75m (15ft 4in) x 3.30m (10ft 8in)

Having a decorative fireplace with electric fire. TV point. Double radiator. Coving. Two double glazed windows to side. Double glazed double doors to conservatory.





### **Conservatory 3.10m (10ft) x 3.04m (9ft 10in)**

Having dwarf brick walling with double glazed surrounds. Wall mounted electric heater. Laminate flooring. Double glazed double doors to side giving access to the rear garden.

### **Bedroom 1 3.77m (12ft 2in) plus wardrobes x 3.18m (10ft 3in) max. plus bay**

Having full length built-in wardrobes with hanging rails and shelving. Double radiator. Double glazed bay window to front.



### **Bedroom 2 3.23m (10ft 5in) x 3.07m (9ft 11in)**

With access to roof space. Single radiator. TV point. Double glazed window to rear with outlook over garden.

### **Bathroom**

Fitted with a white suite comprising a panelled bath with tiled surrounds, wash basin with tiled splashback and a WC. Shaver light point. Extractor fan. Wall mounted electric fan heater. Single radiator. Double glazed window to side.

### **Outside**

The bungalow occupies a corner plot being arranged to the front with a small area of lawn and stone terrace.



A block paved driveway provides off road parking and gives access to the attached garage (18'10 x 8'2) with electric roll-up garage door, light and power, wall mounted Worcester gas fired boiler and a door to the rear garden.

A shared pathway to the side of the bungalow gives access to the enclosed and private rear garden which is pleasantly arranged with a paved patio, lawn and a decorative circular seating terrace with pergola. There are established plants and shrubs and an 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**

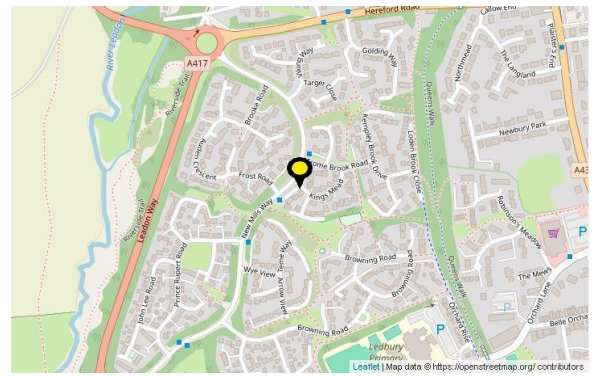
We are advised (subject to legal confirmation) that the property is Freehold.





## Directions

From the Agent's Ledbury office in New Street turn left at the traffic lights and proceed through the town. Continue straight over the traffic lights adjacent to Tesco and then turn left at the next lights by the railway station onto the Hereford Road. At the roundabout take the first turning left into New Mills Way. Take the second turning on the left into Frome Brook Road and Kingsmead is the first turning on the right. Follow the road around to the right and the property is located at the end on the left hand side (as indicated by the sign nos 7-9).



## 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 D(68)



TOTAL FLOOR AREA: 713 sq. ft. (66.3 sq.m.) approx.



**Ledbury Office**  
**01531 634648**

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

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

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.

