

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS WELL APPOINTED FIVE BEDROOM DETACHED FAMILY HOME SITUATED WITHIN A SMALL CUL-DE-SAC ON THE EDGE OF LEDBURY TOWN OFFERING THREE RECEPTION ROOMS, CONSERVATORY, TWO EN-SUITE BATH/SHOWER ROOMS, DOUBLE GARAGE, DRIVEWAY PARKING WITH ENCLOSED GARDEN. EPC C.

NO ONWARD CHAIN

Guide Price - £625,000

53 Browning Road, Ledbury, Herefordshire, HR8 2GA

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53 Browning Road

Location & Description

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

53 Browning Road is a spacious and well appointed five bedroom detached family home situated within a small cul-de-sac on the edge of Ledbury town, enjoying an open aspect to the front overlooking a green with a good sized enclosed rear garden. The property is conveniently situated for easy access to the many footpaths leading into the town and railway station and within walking distance of a bus stop.

Benefiting from gas central heating and double glazing throughout, this attractive family home is arranged at ground floor level with an entrance lobby, spacious reception hall, cloakroom, family room/ study, dining room, living room, re-fitted breakfast kitchen, utility room and large conservatory with doors leading to both the kitchen and living room, a wonderful sociable space to entertain. To the first floor is a spacious landing with access to the master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, three further bedrooms and a family bathroom.

The property has an established garden which is enclosed to the rear and there is a detached double garage and additional driveway parking.

The agent recommends an early inspection to appreciate all that this property has to offer.

Available with no onward chain.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Enclosed with UPVC front door with glazed side panels. Tiled floor. Radiator. Glazed double doors opening to:

Hallway

Spacious and welcoming with stairs to the first floor. Useful understairs storage cupboard. Two pendant light fittings. Carpet. Radiator.

Cloakroom

Suite comprising WC and wash hand basin. Radiator. Ceiling downlights. Part tiled walls. Carpet.

Family Room 4.47m (14ft 5in) x 2.89m (9ft 4in)

Front aspect double glazed window. Radiator. Pendant light fitting. Carpet.

Dining Room 4.16m (13ft 5in) x 3.49m (11ft 3in)

Front aspect double glazed bay window. Radiator. Carpet. Pendant light fitting. Glazed double doors opening to:

Sitting Room 5.61m (18ft 1in) x 4.59m (14ft 10in)

With double glazed French doors and windows leading to the conservatory. Feature fireplace with gas fire. Two radiators.

Conservatory 6.97m (22ft 6in) x 3.33m (10ft 9in)

With French doors leading to the garden this spacious conservatory connects the breakfast kitchen and sitting room. Underfloor heating enables the room to be enjoyed throughout the seasons. Two ceiling fans.

Breakfast Kitchen 6.04m (19ft 6in) x 3.38m (10ft 11in)

Re-fitted in 2020 with a range of contemporary semi-gloss units to include wall and base cupboards with solid oak work surfaces. Matching island unit with storage and breakfast bar with seating available for six. Integrated electric oven and hob with extractor over. Plumbing for dish washer and space for white goods. Radiator. Downlights. Door to:

Utility Room 2.48m (8ft) x 1.78m (5ft 9in)

With matching cupboards and solid oak worksurfaces over. (Plumbing for a sink unit available if required). Space for white goods and plumbing for





washing machine. Wall mounted WORCESTER gas central heating boiler. Downlights. Double glazed door to the garden.

Landing

Generous landing incorporating a study area. Front aspect double glazed window. Radiator. Access to loft space. Airing cupboard.

Master Bedroom 4.78m (15ft 5in) x 3.49m (11ft 3in)

With rear aspect double glazed window. Two double fitted wardrobes. Radiator. Carpet. Pendant light fitting. Door to:

En-Suite Bathroom

Suite comprising bath with mains fed shower over. WC and wash hand basin with tiled surrounds. Double glazed window to side with obscured glass. Radiator. Shaver point. Extractor fan, Downlights.

Bedroom 2 4.47m (14ft 5in) x 3.44m (11ft 1in)

With front aspect double glazed window with views overlooking the central green. Fitted wardrobe. Radiator. Central light fitting. Carpet. Door to:

Ensuite- Shower Room

Suite comprising walk-in shower cubicle. WC and wash hand basin. Double glazed window to front with obscured glazing. Radiator. Extractor fan.

Bedroom 3 3.44m (11ft 1in) x 3.10m (10ft)

With rear aspect double glazed window. Fitted wardrobe. Radiator. Carpet.

Bedroom 4 3.49m (11ft 3in) x 2.42m (7ft 10in)

With rear aspect double glazed window. Fitted wardrobe. Radiator. Carpet.

Bedroom 5 3.15m (10ft 2in) x 2.20m (7ft 1in)

With front aspect double glazed window. Radiator. Carpet.

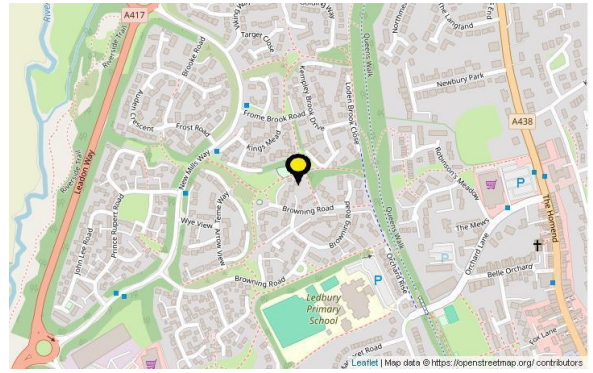
Bathroom

White suite comprising panelled bath with shower over. WC and wash hand basin. Wood effect flooring. Radiator. Shaver point. Downlights. Double glazed window to rear with obscured glass.

Outside

A shared block paved access road leads to four properties in turn leading to the private tarmac driveway with parking for several vehicles and access to the double garage with up and over doors, light and power. The current owner has partitioned the garage to create a workshop and music studio. The front garden is laid to lawn with a pathway leading from the garage to the front door. Green open space to the front of the property offers a very pleasant outlook. To the rear is a good sized garden, laid mainly to lawn with mature shrubs and trees along with a generous paved terrace extending to both the side and rear. There is a further raised gravelled terrace to the side with a large garden shed.

From the agent's Ledbury office turn left at the lights and proceed along the High Street and the Homend. Continue over the traffic lights at Tesco and bear left onto the Hereford Road. At the roundabout take the first exit left into New Mills Way, continue towards the far end and then turn left into Browning Road. Continue to the T-junction and turn left. Turn left again into the cul de sac then immediately right and the property is located at the far end of the cul de sac on the right hand side.



We have been advised that 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.

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

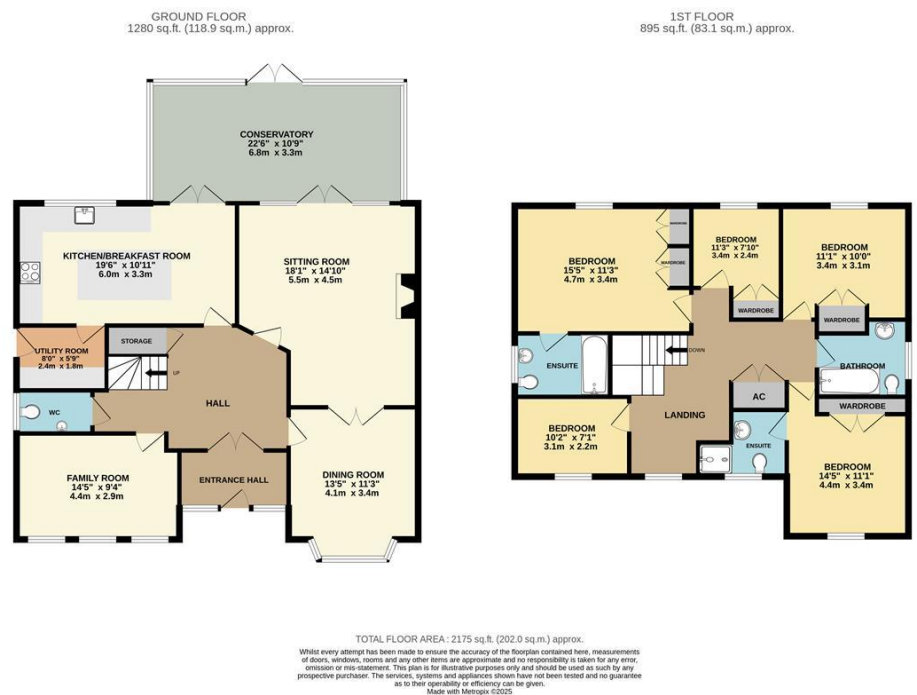
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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.

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

COUNCIL TAX BAND "F"

The EPC rating for this property is C (73).



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.