



AN EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE WITH TWO BATHROOMS SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION WITHIN STRIKING DISTANCE OF LEDBURY TOWN CENTRE BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING.

EPC - D

67 Oakland Drive – Guide Price £350,000

Ledbury, Herefordshire, HR8 2EX



67 Oakland Drive

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

A significantly extended four bedroom semi-detached house found in a quiet close with easy access to Ledbury Town Centre. A large entrance hallway opens into a sizeable living room which flows conveniently into a well appointed Kitchen with an open archway through to a dining room. A downstairs double bedroom and en-suite offers the option of multi generational living.

The first floor comprises a larger than average first bedroom, further double bedroom, single bedroom with built in double wardrobe and family bathroom.

To the front is a driveway and gated side access to an established and enclosed rear garden with an open aspect to the rear and two patios.

The accommodation with approximate dimensions is as follows:

Reception Hall

Obscure glass wooden framed door and window into a spacious reception hall. Ceiling light point. Radiator. Storage cupboard with glow worm wall mounted boiler and coat hanging space. Door to WC. Carpet. Staircase with under stairs recess.

Sitting Room 5.78m (18ft 8in) x 5.01m (16ft 2in)

A generously proportioned dual aspect sitting room with ceiling light point. Double glazed sliding doors to the rear aspect. Double glazed window to the front aspect with fitted blinds. A brick built fireplace with inset log burner and tiled hearth. Radiator. Carpet. Arch way leading through to a rear hall with double glazed front doors opening onto the garden and door into downstairs bedroom. Wooden sliding door opening into Kitchen.

Kitchen 4.68m (15ft 1in) x 2.27m (7ft 4in)

Eight spot down lights. Single glazed window and an obscure glazed door to the rear aspect entering into the conservatory. A range of base units with a marble effect laminate work top with inset stainless steel sink and half sink unit with chrome tap and tiled backsplash. Wall mounted Larder cupboard with pull out storage. Integrated 'Hotpoint' double electric oven and four ring gas hob with over head extractor fan. Space for dishwasher and fridge freezer. Wood effect laminate flooring. Archway open through to the dining room.

Dining Room 4.37m (14ft 1in) x 2.61m (8ft 5in)

Four spot down lights. Double glazed window to the front aspect with fitted blinds. Radiator. Carpet. Space for dining table.





Conservatory 3.77m (12ft 2in) x 2.30m (7ft 5in)

A half bricked double glazed conservatory with door opening onto the garden patio. Eight wall lights. Carpet.

Utility area with a base cupboard and wood effect laminate worktop with stainless steel sink and drying rack, chrome tap and tiled backsplash. Space for washing machine.

Downstairs Bedroom 3.30m (10ft 8in) x 4.80m (15ft 6in)

Double bedroom with ceiling light point. Double glazed window to the rear aspect with composite window shutters. Electric radiator. Carpet. Door to en-suite.

En-Suite

Three spot down lights. Obscure glass double glazed window to the front aspect. Walk in double shower cubicle with over head rainfall shower and separate detachable shower head. Ceramic sink with mixer tap. Low level toilet. Built in double storage cupboard. Chrome heated towel rail. Vinyl flooring. Extractor fan.

To the First Floor

Landing with doors leading to three upstairs bedrooms and family bathroom. Ceiling light point. Carpet.

Bedroom 1 5.37m (17ft 4in) x 5.01m (16ft 2in)

A light and airy dual aspect extended bedroom. Two ceiling light points. Two wall lights. Double glazed windows to the front and rear aspect. Two wall mounted radiators. Wooden flooring.

Bedroom 2 4.13m (13ft 4in) x 2.63m (8ft 6in)

Ceiling light point. Double glazed window to the front aspect. Built in wardrobe. Radiator. Carpet.

Bedroom 3 3.87m (12ft 6in) x 2.63m (8ft 6in) dropping to 6"6

Ceiling light point. Double glazed window to the rear aspect. Built in double wardrobe. Loft access with pull down ladder. Carpet

Family Bathroom

Ceiling light point. Obscure double glazed window to the front aspect. Walk in double shower cubicle with electric 'Mira' power shower. Ceramic sink with mixer tap and a tiled splashback. Airing cupboard housing emersion tank. Low level toilet. Mirrored storage cupboard. Vinyl flooring. Loft access.

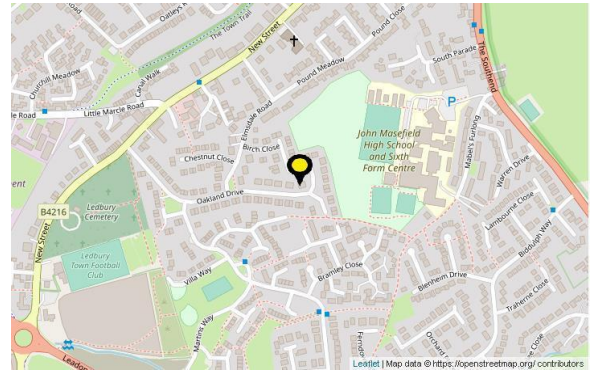
Outside and Garden

From the Conservatory doors step out onto a slate gravelled patio. An area of lawn sits before mature raised flower beds. A further paved patio can be found at the far side of the garden with a gravelled path leading to gated side access with bin store. Outside water is available. The front of the property has off road parking and a wood store.



Directions

From the agents Ledbury office turn right and proceed down New Street. Continue on past the supermarket and Catholic church and then turn left into Elmsdale Road. Turn right at the 'T' junction into Pound Meadow. Follow the road to the 'T' junction at Oakland Road. Turn left and proceed to the end of the road where the property can be found in the far left corner.



Services

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.

Tenure

We are advised (subject to legal confirmation) 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 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) or Colwall Office (01684 540300)

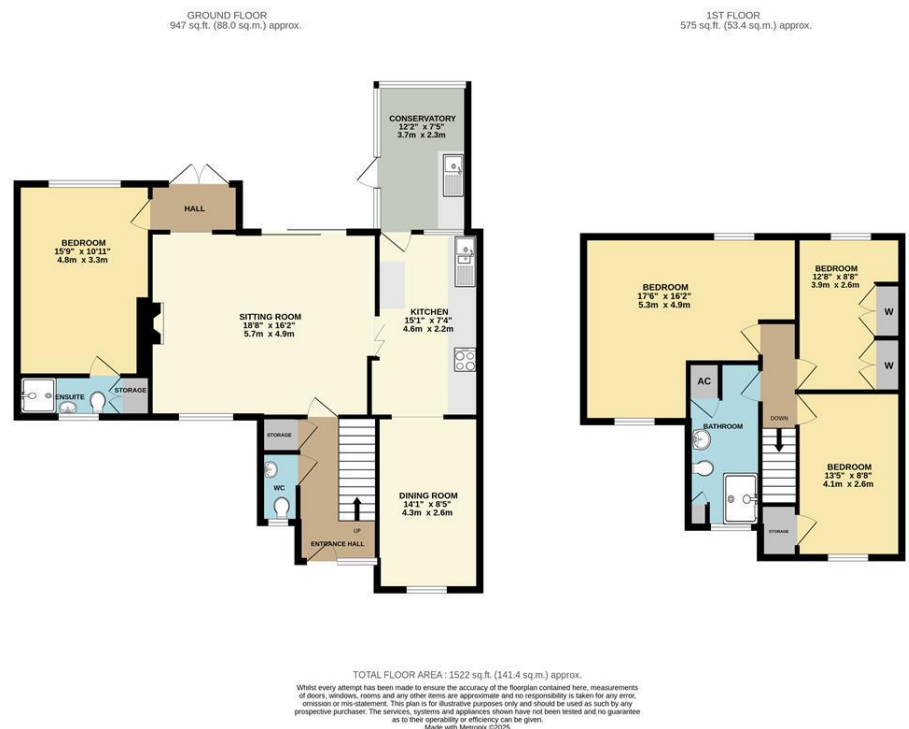
Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (58).



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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