



A Delightful Detached Georgian House Situated In A Sought After Residential Area Close To The Town Centre With Well Presented Accommodation Comprising Three Reception Rooms Contemporary Kitchen, Four Bedrooms, Master Bedroom With Ensuite Shower Room, Family Bathroom, Separate Shower Room ,Two Parking Spaces And Private Secluded Walled Garden. EPC D

AVAILABLE WITH NO ONWARD CHAIN

Coachmans Cottage - Guide Price £450,000

South Parade, Ledbury, Herefordshire, HR8 2HA



Coachmans Cottage

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. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

Property Description

Coachmans Cottage is a delightful detached Georgian house situated within South Parade, a quiet and sought after residential area close to Ledbury town centre. The property benefits from gas central heating and double glazing with spacious accommodation comprising to the ground floor an entrance hall with staircase to the first floor, sitting room, dining room, contemporary kitchen with cloakroom off and study/snug. To the first floor the landing leads to the master bedroom with ensuite shower room, three further bedrooms, shower room and family bathroom. Outside is a charming and private courtyard garden to the rear with gravelled pathways and seating areas. To the front of the property are two allocated parking spaces. Available with no onward chain, the agent recommends an early inspection to appreciate this interesting property and convenient town centre location.

ACCOMMODATION

Covered Porch

With attractive pillars and outside light.

Entrance Hall

With part glazed wooden entrance door. Staircase to first floor. Door to:

Dining Room 4.47m (14ft 5in) x 4.00m (12ft 11in)

With double glazed windows to side. Feature fireplace with tiled hearth. Radiator. Carpet. Pendant light. Telephone point. Multi-panelled glazed door to:

Kitchen 3.54m (11ft 5in) x 2.84m (9ft 2in)

With double glazed window to side and door to the garden. Fitted with a range of contemporary wall and base units with work surfaces over and tiles surrounds. Stainless steel one and a half bowl sink unit. Appliances to include electric oven with gas hob over and extractor hood and half size integrated dishwasher. Space for fridge freezer and plumbing for washing machine. Tiled floor. Radiator. Door to:

Cloakroom

With WC and wash hand basin. Tiled floor. Radiator. Extractor fan.

Sitting Room 4.62m (14ft 11in) x 4.31m (13ft 11in)

With steps down. Flooded with natural light with dual aspect double glazed windows to front (south facing) and side. Feature fireplace. Carpet. Pendant light fitting. TV point. Door to:





Study/ Snug 4.21m (13ft 7in) x 2.68m (8ft 8in)

With double glazed window to front. Cupboard housing Worcester gas central heating boiler. Carpet. Two pendant light fittings. Radiator.

First Floor Landing

With window to side. Airing cupboard with lagged water tank and shelving. Access to roof space. Steps down leading to bedrooms 3, 4 and bathroom.

Master Bedroom 4.44m (14ft 4in) x 3.23m (10ft 5in)

With double glazed window to side. Carpet. Pendant light fitting. Radiator. Access to roof space. Door to:

Ensuite Shower Room

White suite comprising WC and wash hand basin with tiled splash back. Glazed vanity cupboard. Shower cubicle with mains shower and shower boarding. Ladder radiator. Tiled floor. Extractor fan.

Bedroom 4 3.07m (9ft 11in) x 2.30m (7ft 5in)

With double glazed window to side. Carpet. Pendant light fitting. Radiator.

Bedroom 2 4.06m (13ft 1in) x 3.54m (11ft 5in)

With steps down from the landing. Double glazed windows to front and side. Fitted wardrobe. Carpet. Pendant light fitting. Radiator. Telephone point.

Bedroom 3 3.44m (11ft 1in) x 2.53m (8ft 2in)

With steps down from the landing. Double glazed window to front. Fitted wardrobe. Carpet. Pendant light fitting. Radiator.

Bathroom

With steps down from the landing. Fitted with a white suite comprising WC, bidet, panelled bath with mixer tap and hand held shower and vanity unit with inset wash hand basin and tiled surrounds. Tiled floor. Obscured double glazed window to rear. Extractor fan. Electric wall heater.

Outside

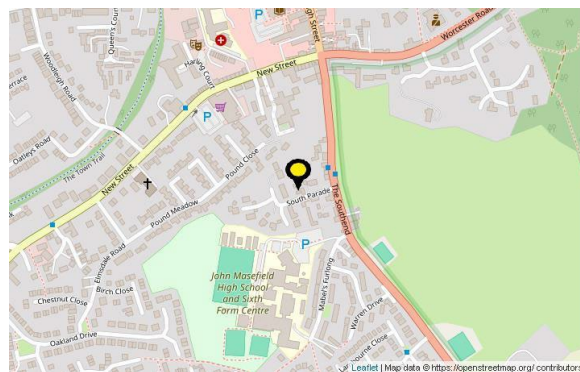
Gated pedestrian access to the side of the property leads to the enclosed and private walled garden. The delightful garden is designed with gravelled pathways and attractive raised flower borders full of seasonal plants and shrubs. There is a useful outside tap and a garden shed.

To the front of the property are two allocated parking spaces.



Directions

From the Ledbury office, turn right at the traffic lights and continue into the Southend. Take the first right into South Parade and the property will be found on the right hand side.



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 purchases/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)

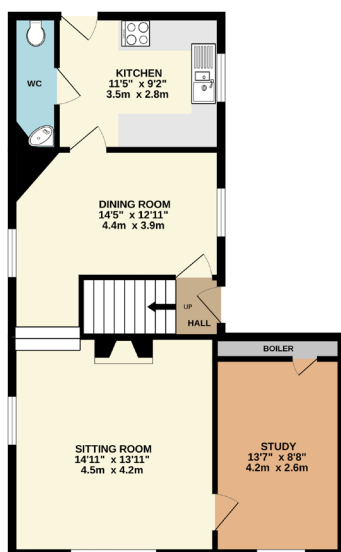
Council Tax

COUNCIL TAX BAND "D"

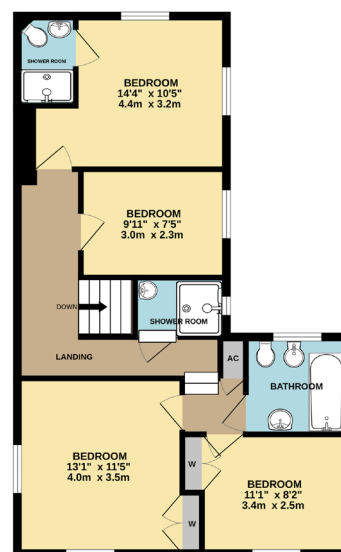
EPC

The EPC rating for this property is D (63).

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. 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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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 leases 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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