

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A Most Attractive Three Bedroomed Semi-Detached House Situated Within A Small Cul De Sac In The Popular Village Of Much Marcle Benefiting From Air Source Heating, Double Glazing and new carpets throughout With Accommodation Comprising Open-Plan Kitchen/ Dining/ Living Room With Wood Burner, Cloakroom, Utility/Boot Room, Master Bedroom With En-Suite Shower Room And Re-Fitted Bathroom, Attractive Enclosed Garden and Driveway Parking. Non-Smokers Only. Children considered. Pets by Negotiation. Available Mid October. Contact Ledbury Office.

£1,495 Per Month

White Water, Monks Walk Orchard, Much Marcle, Ledbury, Herefordshire, HR8 2LY

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Directions

WHAT3WORDS - SHADOWED.PACEMAKER.CRUSH

Proceed out of Ledbury on the A449 Ross Road. Continue over the roundabout at Preston Cross and proceed on into the village of Much Marcle. On entering the village of Much March turn left at the Walwyn Arms, continue for a short distance and the shared driveway to the property will be located on the left hand side.

Services

We have been advised that mains electricity, water and drainage are connected to the property. Central heating is via AIR SOURCE HEATING. 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.

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 (65).

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.



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.

