

No. 11

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981



**A MODERN WELL PRESENTED 2 BEDROOMED MID TERRACED HOUSE IN A PLEASANT CUL DE SAC LOCATION
BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH ENCLOSED REAR GARDEN
AND A SINGLE GARAGE - IDEAL FIRST PURCHASE**

NO CHAIN EPC: C

Guide Price: £225,000

11 Drinkwater Close, Ledbury, Herefordshire HR8 2UX

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11 DRINKWATER CLOSE

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

A modern mid terrace house situated in a very popular and convenient cul de sac on the outskirts of Ledbury.

The well presented accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a canopy porch, reception hall, fitted kitchen with oven and hob and a good sized sitting room. On the first floor the landing gives access to two bedrooms and a bathroom with WC.

Outside there is an easily maintained garden which is enclosed to the rear. There is also a single garage in the adjacent block with additional off road parking to the front of the garage.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With double glazed front door. Telephone point. Single radiator. Laminate flooring. Archway through to kitchen.

Kitchen 2.42m (7ft 10in) x 2.40m (7ft 9in)

Refitted with a range of contemporary units comprising a stainless steel 1½ bowl sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and canopy hood over. Plumbing for washing machine. Wall mounted Worcester gas fired central heating boiler. Wood effect vinyl flooring. Double glazed window to front.

Sitting Room 5.16m (16ft 8in) x 3.64m (11ft 9in)

With single radiator. TV point. Stairs to first floor. Laminate flooring. Double glazed sliding doors to rear garden.





Landing

With access to roof space.

Bedroom 1 3.66m (11ft 10in) x 2.66m (8ft 7in)

With large built-in double wardrobe. Single radiator. Double glazed window to rear.

Bedroom 2 3.30m (10ft 8in) x 2.04m (6ft 7in)

With built-in wardrobe. Built-in cupboard with shelving. Single radiator. Double glazed window to front.

Bathroom

Fitted with a panelled bath with shower over and tiled surrounds, wash basin and a WC. Single radiator. Double glazed window to front.

Outside

To the front of the property there is a small gravel terrace. There is a single garage in the adjacent block with driveway to front providing additional off road parking.

To the rear of the house there is an enclosed and easily maintained garden being arranged with a paved and stone terrace, plants and shrubs.

There is also a useful shared rear pedestrian access.

Services

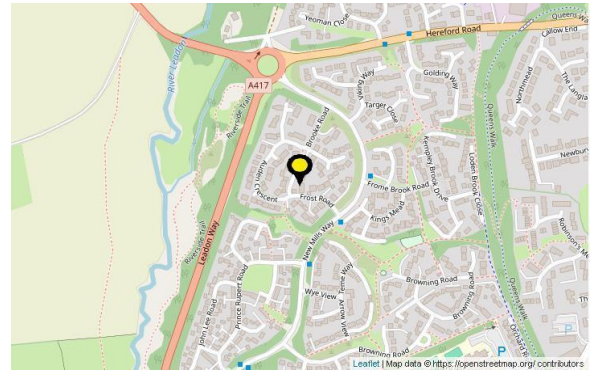
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should 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 agents Ledbury office turn left at the traffic lights and proceed along the High Street and the Homend. Continue over the traffic lights at Tesco and then turn left at the traffic lights by the railway station onto the Hereford Road. At the roundabout take the first turning left into New Mills Way and then take the third turning left into Frost Road. Proceed for a short distance and turn right into Drinkwater Close. The property will then be found immediately on the right.



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.

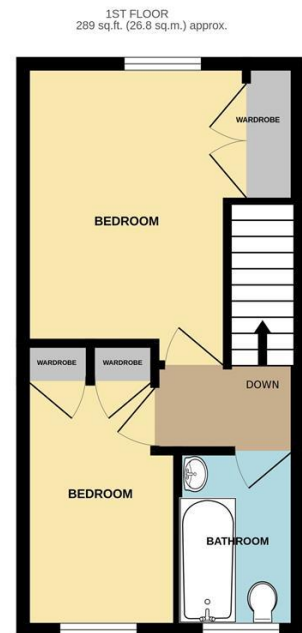
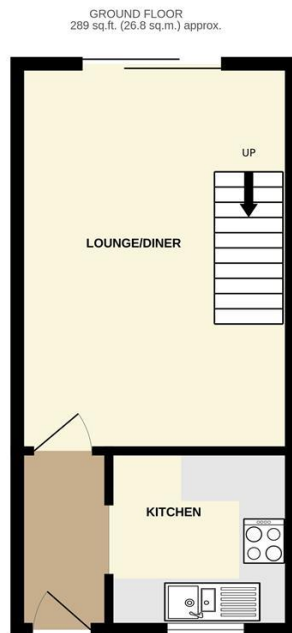
Viewing

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

Council Tax
BAND B

EPC

The EPC rating for this property is C (73)



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.

