



**AN UPDATED TERRACE HOUSE CLOSE TO THE TOWN CENTRE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 2 BEDROOMS AND CONVERTED LOFT ROOM, REFITTED KITCHEN AND REFITTED BATHROOM, GARDEN TO FRONT AND REAR AND OFF ROAD PARKING**

**EPC: D NO CHAIN**

## Guide Price: £220,000

47 Bridge Street, Ledbury, Herefordshire HR8 2AH

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## 47 BRIDGE STREET

### 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 well presented terrace house conveniently located within easy reach of Ledbury town centre.

The updated accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a sitting room, separate dining room, a refitted kitchen and refitted bathroom. On the first floor there are two bedrooms and on the second floor there is a converted loft room.

Outside there is a garden to both front and rear. There is also off road parking to the rear.

### ACCOMMODATION:

#### **Sitting Room 3.66m (11ft 10in) x 3.46m (11ft 2in) max.**

With double glazed front door. Feature fireplace with fitted log burning stove and tiled hearth. TV and telephone points. Single radiator. Double glazed window to front.

#### **Inner Lobby**

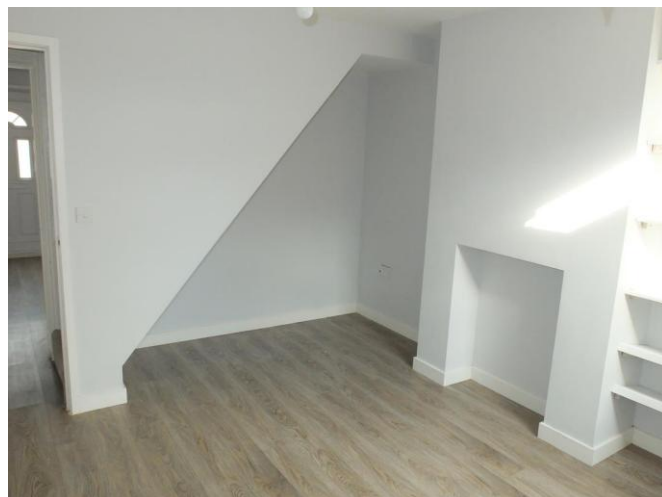
With stairs to first floor.

#### **Dining Room 3.69m (11ft 11in) max. x 3.46m (11ft 2in) max.**

With fireplace recess. Fitted alcove shelving. Double radiator. Double glazed door to rear garden. Opening through to kitchen.

#### **Kitchen 2.42m (7ft 10in) x 1.73m (5ft 7in)**

Refitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces. Built-in oven with 4-ring ceramic hob and stainless steel chimney hood over. Plumbing for washing machine. Tiled floor. Double glazed window to side.





### Lobby

With built-in cupboard. Tiled floor.

### Bathroom

Refitted with a white suite comprising a panelled bath with shower over and fitted shower screen, wash basin and a WC. Fully tiled surrounds. Ladder radiator. Extractor fan. Tiled floor. Double glazed window to side.

### Landing

With stairs to second floor.

### Bedroom 1 3.66m (11ft 10in) x 3.51m (11ft 4in) max.

With single radiator. Double glazed window to front.

### Bedroom 2 3.25m (10ft 6in) x 2.06m (6ft 8in) min. plus understairs recess

With double radiator. Cupboard housing a Baxi gas fired boiler. Understairs recess space. Double glazed window to rear.

### Converted Loft Room 3.25m (10ft 6in) max. x 3.04m (9ft 10in) max.

With double radiator. Access to useful eaves storage space. Double glazed Velux roof window to rear.



### Outside

A shared pathway off Bridge Street gives access to the property and leads to an area of garden with stone pathway and flowerbeds.

To the rear there is a blue brick yard, a paved terrace and areas of lawn.

A shared central pathway leads to a hardstanding to the rear of the garden which provides off road parking. This is accessed via Queens Court.

### 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

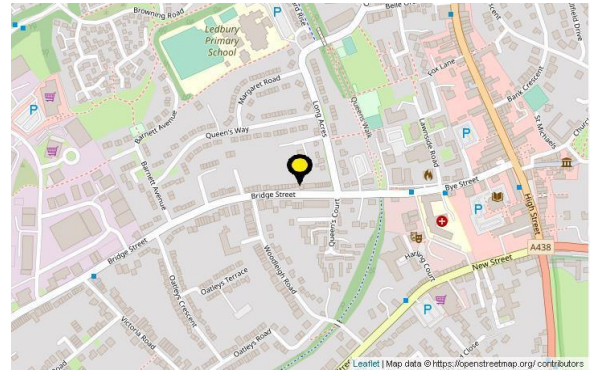
We are advised (subject to legal confirmation) that the property is Freehold.





## Directions

From the agents Ledbury office turn left at the traffic lights onto the High Street. Proceed for a short distance and then turn left into Bye Street. Continue on into Bridge Street and the property will be located on the left hand side just after the Queens Court turning.



## 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)

**Council Tax**  
BAND B

## EPC

The EPC rating for this property is D (63)



**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.
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**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

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