

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Well-Presented 2-Bed Semi-Detached Home In The Popular Hawk Rise Development, Built Approx. 3 Years Ago. Offers Two Double Bedrooms, A Fully Integrated Kitchen/Diner, Larger-Than-Average Rear Garden, And 2 Allocated Parking Spaces. Conveniently Located Close To Ledbury Town Centre.

EPC - B

20 Tennyson Road - Offers in Excess of £230,000

Ledbury, Herefordshire, HR8 2ST

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20 Tennyson Road

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 modern two double bedroom semi-detached house located in the Hawk Rise development on the edge of Ledbury. Built approximately three years ago, the property is well-maintained and suitable for various types of buyers.

The accommodation includes a living room, fully integrated kitchen/diner, downstairs WC, two double bedrooms, and a family bathroom. Outside, there is a low maintenance rear garden with paved patio and gated side access and two allocated parking spaces at the front. The property also benefits from a communal green space and play park to the front aspect.

The property is conveniently located close to Ledbury town centre, with easy access to local shops, schools, services, and the mainline train station.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Double glazed door opening into a hallway with ceiling light point. Radiator. Staircase to the first floor. Door into...

Sitting Room 4.00m (12ft 11in) x 3.59m (11ft 7in)

Double glazed window to the front aspect. Ceiling light point. Two radiators. Carpet. Tv point. Door into...

Internal Hall

With ceiling light point. Carpet. Doors into Dining Kitchen and WC.

Dining Kitchen 4.54m (14ft 8in) x 2.84m (9ft 2in)

A fully integrated kitchen with ceiling light point and four spot down lights. Double glazed French door and window unit to the rear aspect.

A range of wall and base units with a wood effect laminate worktop with inset stainless steel sink and draining unit. Integrated electric oven with a four ring electric hob and overhead extractor fan with glass back splash. Integrated washing machine and slim line dishwasher. Integrated fridge freezer. Pantry cupboard housing the fuse board. Vinyl flooring.





WC

With ceiling light point. Ceramic sink with chrome mixer tap and tiled backsplash. Low level toilet. radiator. Vinyl flooring. Extractor fan.

To The First Floor

Landing with ceiling light point. Access to roof space. Radiator. Carpet.

Bedroom One 3.59m (11ft 7in) x 3.41m (11ft)

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

Bedroom Two 3.49m (11ft 3in) x 2.53m (8ft 2in)

A double bedroom with double glazed window to the rear aspect. Ceiling light point. Carpet. Radiator.

Family Bathroom

With ceiling light point. Panelled bath with over head mains powered shower and a tiled surround. Obscure double glazed window to the rear aspect. Ceramic sink with mixer tap and tiled backsplash. Low level toilet. Vinyl flooring. Extractor fan.

Garden and Outside

From the kitchen step out onto a paved patio. The garden is enclosed with gated side access and an area laid to lawn.

To the front, the property benefits from a tarmac driveway offering off road parking for two vehicles. There is a gravelled boarder with established shrubs.

Opposite is a communal green area and childrens park.

Directions

From the agents Ledbury Office turn right and proceed to the end of New Street. At the traffic island take the first exit on the left and at the following island turn right into Kipling Road. Take the first left onto Keats Meadow and continue until coming to a left hand turning for Tennyson Road. The property can be found on the left 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 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) or Colwall Office (01684 540300)

Council Tax

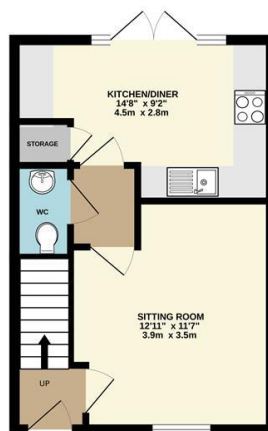
COUNCIL TAX BAND "B"

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

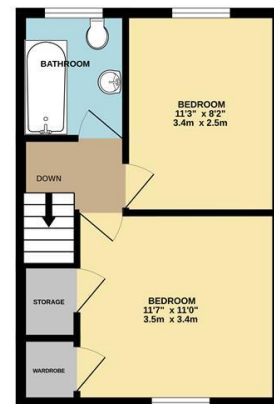
EPC

The EPC rating for this property is B (83).

GROUND FLOOR
323 sq. ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq. ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq. ft. (60.1 sq.m.) approx.
Whilst 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 a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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.



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