

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A well presented semi detached property in a convenient cul de sac location on the outskirts of town. The accommodation comprises: Entrance Hall, Sitting Room, Kitchen with separate Dining Area, Double Bedroom with fitted wardrobes, Second Bedroom, Bedroom Three/Study and Family Bathroom. Enclosed rear Garden with patio area and large Garden Shed. Single Garage and off road Parking. Gas Central Heating. Double Glazing. Non Smokers only. Pets by Negotiation. Available end of December. Contact Ledbury Office.

£895.00 Per Month

3 Winston Close, Ledbury, HR8 2XQ

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Directions

From the Agent's Ledbury Office turn right at the traffic lights and proceed along The Southend (Gloucester Road). Turn right into Biddulph Way and second right into Blenheim Drive. Continue towards the end and turn right again into Winston Close and the property will be found on the left hand side.

Services

We have been advised that mains electricity, water, gas and drainage are connected to the property. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Viewing

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

Council Tax

COUNCIL TAX BAND C

(This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation).

EPC

A full Energy Performance Certificate is available from the Agent's Office



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.

