

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A Fabulous Detached Home Tucked Away In A Sought After Location In The Heart Of Ledbury Offering Contemporary Accommodation Comprising Open Plan Living/Dining/Kitchen, Utility Area, Cloakroom, Three Double Bedrooms (One En Suite), Family Bathroom, Low Maintenance Enclosed Garden, Driveway Parking And A Garage. Inspection Essential. EPC C.

The Joinery – Guide Price £450,000

The Southend, Ledbury, HR8 2EY

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The Joinery

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

The Joinery is an exceptional detached home nestled away in a secluded position, yet very conveniently located, within the centre of Ledbury. Previously used as a workshop, The Joinery was converted and completed in 2011. It is evident that much thought has gone into the conversion, showcasing a natural flair for design. Meticulous attention to detail has been paid to all aspects with high quality materials used throughout, specifically chosen for their durability and longevity.

Benefitting from double glazing and gas central heating, the property offers contemporary accommodation, which is bright and airy throughout. The ground floor is predominantly open plan with a living/dining/kitchen, utility area and cloakroom. There is access to a workshop/office, previously the garage.

On the first floor, a galleried landing leads to the master bedroom with an ensuite shower room, two further double bedrooms and a family bathroom.

Outside, a bloc paved driveway provides parking for one large vehicle or two smaller cars. The garden to the rear of the property is attractively laid out with a paved patio and decked seating area.

With so much to offer, the agent's recommend an early inspection.

The accommodation with approximate dimensions is as follows:

Open Plan Entrance Hall 4.73m (15ft 3in) x 2.89m (9ft 4in) maximum

Tiled floor, ceiling spotlights, stairs to the first floor, door to workshop/office (previously the garage) and garden (described later). Cupboard with boiler and underfloor heating controls. Open to living/dining/kitchen area. Door to:

WC

Tiled Floor, partially tiled walls, ceiling light fitting, extractor fan, low level WC and wash hand basin.

Main Reception Space

Split into three areas:

Living Area 7.07m (22ft 10in) x 3.64m (11ft 9in) including dining area

Tiled floor, sliding doors to garden, ceiling spotlights.

Dining Area

Tiled floor, ceiling spotlights, obscured window, open to:





Kitchen 7.00m (22ft 7in) x 3.44m (11ft 1in)

Tiled floor, ceiling spotlights, double glazed windows to front, base level units with work surface over, one and a half bowl stainless steel sink, two electric ovens, gas hob, fridge, integrated dishwasher, breakfast bar.

Utility Room

Tiled floor, ceiling spotlights, base and eye level units, worksurface over, stainless sink, plumbing for washing machine, space for further whitegoods.

Work shop / Storage Room/ Office 4.83m (15ft 7in) x 2.89m (9ft 4in)

Previously the garage this room is a versatile space and conveniently accessed via the hallway. Two pendant light fittings, power supply, double glazed window to rear, old garage door has been boarded up.

First Floor

Galleried Landing

Radiator, double glazed window front and rear, ceiling light fitting, three wall lights, doors to all rooms.

Bedroom 1 5.01m (16ft 2in) x 3.72m (12ft)

Carpet, velux window, radiator, double glazed window to garden, four ceiling light fittings, door to:

Ensuite 2.56m (8ft 3in) x 1.89m (6ft 1in)

Tiled floor, velux window, ceiling spotlights, extractor, walk in shower unit with mains powered shower, low level WC, heated towel rail, two wash hand basins, partially tiled walls

Bedroom 2 3.90m (12ft 7in) x 3.51m (11ft 4in)

Carpet, Velux window, radiator, double glazed window to front, pendant light fitting

Bedroom 3 3.02m (9ft 9in) x 2.84m (9ft 2in)

Carpet, double glazed window to front and rear, ceiling light fittings, radiator

Family Bathroom 2.56m (8ft 3in) x 2.48m (8ft)

Tiled floor, extractor, Velux window, ceiling light fittings, bath, wash hand basin, low level WC, heated towel rail, shower cubicle with mains powered showed, airing cupboard with pressurised hot water cylinder

Outside

Front

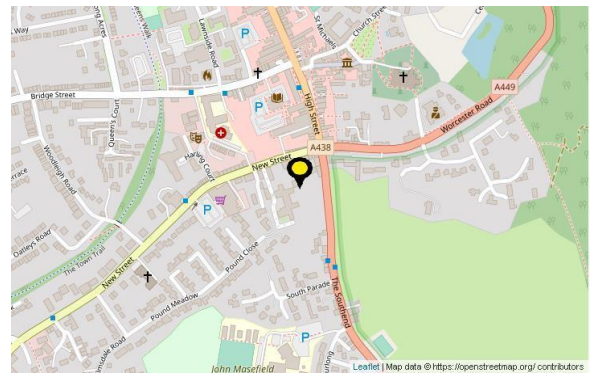
To the front of the property there is block paved parking for one large vehicle or two smaller vehicles. The paving leads to the garage door (currently unused) and the front door.

Rear Garden

To the rear of the property there is a low maintenance garden with a lovely decked area and a patio both of which are perfect for a morning coffee or entertaining family and friends. There is also outdoor power and lighting.

Directions

From the Agents Ledbury Office continue along New Street, turning right at the traffic lights onto The Southend. After a short distance, there is an opening next to the Royal Oak Hotel. Turn right here, proceeding through the archway and 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).

Council Tax

COUNCIL TAX BAND "D"

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

EPC

The EPC rating for this property is C (77).



TOTAL FLOOR AREA: 1571 sq ft (146.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing measurements, 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 such by any prospective purchaser. 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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