



An Excellent Opportunity To Acquire An Extended Detached Property With A Westerly Facing Garden Located Within Close Proximity To Ledbury Town Centre And Easy Reach Of The Railway Station And The Supermarket. This Versatile Home Offers Significant Potential, Featuring Three Double Bedrooms On The First Floor And An Additional Double Bedroom Or Optional Reception Room On The Ground Floor-Ideal For A Growing Family Or Those Requiring Extra Accommodation For A Relative. EPC - D

3 Plaisters End - Guide Price £375,000

Ledbury, Herefordshire, HR8 1BA



3 Plaisters End

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

An excellent opportunity to acquire an extended detached property located within close proximity to Ledbury town centre. This versatile home has undergone two previous extensions, creating a spacious and adaptable layout ideal for a long-term family home.

The ground floor features a large sitting room and generous reception room/optional fourth double bedroom, along with a bright conservatory providing additional living space. A practical utility room, downstairs shower space, and WC further enhance everyday convenience. The kitchen has been extended as part of a two-storey addition, offering improved functionality and a larger first-floor bedroom above.

Upstairs, the property benefits from three well-proportioned double bedrooms and family bathroom making it perfect for a growing family or those requiring flexible accommodation.

Externally, the garden includes well stocked rear garden with three established fruit trees as well as a side lawned area providing an additional pleasant outdoor space, while off-road parking is available at the front of the property. With its ample space, versatile layout, and scope for further extension (STPC) and enhancement, this is a property with exceptional potential to create a wonderful long-term family home.

The accommodation with approximate dimensions is as follows:

Entrance Porch

A wooden door opening into a useful porch with hanging space for coats. Obscure double glazed windows to the front aspect. Parquet flooring. Obscure glass door opening into...

Hallway

With carpet, radiator and staircase with under stair storage cupboard. Ceiling light point. Door in to a large sitting room and obscure glass door opening into the Kitchen.

Kitchen/Breakfast Room 4.99m (16ft 1in) x 2.53m (8ft 2in)

With four spot down lights, ceiling light point and wall light. Double glazed window to the rear aspect with fitted blinds. Carpet. Radiator.

A range of wall and base units with a wood effect laminate work top and inset stainless steel sink and draining unit with a tiled backsplash. 'Leisure' range style electric over and electric hob. Space for undercounter fridge. Carpet. Space for breakfast table. Doors into sitting room and utility room.





Sitting Room 7.28m (23ft 6in) x 3.51m (11ft 4in)

A dual aspect room with double glazed window with fitted blinds to the front. Two ceiling light points. Wall lights. Gas fireplace with a tiled hearth, brick surround and wooden mantelpiece. Two radiators. Carpet.

Double glazed sliding doors to the rear aspect opening into...

Conservatory 3.41m (11ft) x 1.80m (5ft 10in)

Double glazed with double doors onto the garden. Carpet.

Reception Room/Bedroom 4.93m (15ft 11in) x 3.82m (12ft 4in)

A flexible room which could pose as a generous second reception room, formal dining room or down stairs bedroom. Double glazed to the front aspect with fitted blinds. Obscure double glazed window to the side aspect. With three spot down lights. Fitted shelving with a built in over head cupboard housing the fuse board and electric meter. Radiator. Carpet.

Utility Room

With strip lighting. Double glazed window to the rear aspect and an obscure double glazed door to the rear. Radiator. Space for fridge, washing machine and tumble dryer. 'Ideal Mexico' boiler. Vinyl flooring. Radiator. Door to rear and side gardens.

Open into a curtained shower area with walk in shower cubicle and tiled surround with electric 'Mira' power shower.

Door into...

WC

With obscure double glazed window to the side aspect. Low level toilet. Corner sink with a tiled backsplash. Tile effect vinyl flooring. Ceiling light point.

To the first floor

A landing with ceiling light point. Double glazed window to the side aspect. Ceiling light point. Access into the roof space. Airing cupboard housing the hot water tank. Carpet.

Bedroom One 3.69m (11ft 11in) x 3.54m (11ft 5in)

With ceiling light point. Double glazed window to the front aspect. Carpet. Radiator.

Bedroom Two 3.54m (11ft 5in) x 3.02m (9ft 9in)

A double bedroom with ceiling light point. Double glazed window to the rear aspect with fitted blinds. Wooden floorboards. Radiator.

Bedroom Three 4.39m (14ft 2in) x 2.51m (8ft 1in)

An extended room to create a further double bedroom with ceiling light point. Double glazed window to the rear aspect with fitted blinds. Carpet. Radiator.

Family Bathroom

Obscure double glazed window to the side aspect. Ceiling light point. Panelled bath with hand held shower head. Tiled walls. Ceramic sink with chrome mixer tap. Low level toilet. Carpet. Shaving point.

Outside and Gardens

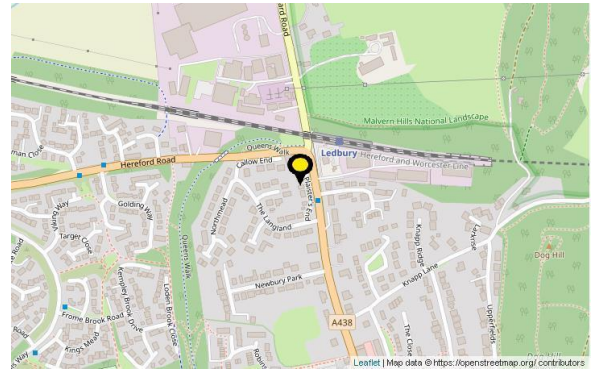
To the front of the property is a part gravelled, part concrete driveway for multiple vehicles. Behind a walled border is a low maintenance and landscaped front garden with a range of mature shrubs. A concrete path leads to gated side access with an area laid to lawn and a deep well stocked border.

To the rear is a private garden enjoying an elevated position which is predominantly laid to lawn with a generous paved patio. There are three fruit trees and well stocked borders as well as a useful garden shed. To the side is a further paved patio. The outside space benefits from lighting and water.



Directions

From John Goodwins Ledbury Office take a left onto New Street and then turn immediately left onto the high street. Travel through the town centre and continue along the Homend. Take the left hand turning sign posted for The Langland. Immediately take your first right onto Plaisters End where the property can be found on the left hand side at the end of the road.



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 "E"

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 D (63).



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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