



A Well-Appointed Two-Double-Bedroom Property Featuring A Spacious Lounge/Dining Room, A Modern Kitchen And Larger Than Average Garden. Benefitting From A Separate Garage And Off-Road Parking, All Within Striking Distance Of Ledbury Town Centre. The Property Also Offers Double Glazing Throughout And Gas Central Heating, Making It An Ideal Purchase For First-Time Buyers And Investors.

EPC - C

12 Kempley Brook Drive - Guide Price £235,000

Ledbury, Herefordshire, HR8 2FJ

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12 Kempley Brook Drive

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 well-presented two double-bedroom family home offering a spacious lounge/dining room with generous sunder stairs storage cupboard, plenty of room for relaxation and entertaining, complemented by French doors opening directly onto the garden. The modern, well-equipped kitchen provides excellent storage and generous worktop space. Also benefiting from a downstairs WC with coat hanging space.

Upstairs, a bright landing gives access to the loft and features a useful storage cupboard with fitted shelving. The principal double bedroom enjoys a fitted wardrobe and views over the garden, while the second dual-aspect double bedroom serves perfectly as a children's room or an inviting guest bedroom.

Outside, the property boasts a larger-than-average garden, mainly laid to lawn, with a paved patio ideal for outdoor dining, gardening, or family activities. Additional benefits include a garden shed, direct access to the garage, and gated side access.

The home further offers a separate garage, off-road parking, and convenient proximity to Ledbury town centre, the local primary school, and the railway station. With double glazing throughout and gas central heating, it represents an excellent opportunity for first-time buyers and investors alike.

The accommodation with approximate dimensions is as follows:

Entrance Hall

A deep storm porch with outside lighting and paved pathway leading into an entrance hall with wooden obscure glass door. Ceiling light point. Double glazed window to the front aspect. Radiator. Wood effect vinyl flooring. Carpeted staircase to first floor.

Lounge Dining Room 5.04m (16ft 3in) x 3.80m (12ft 3in)

A dual aspect room with two ceiling light points. Double glazed windows to the front and rear. Double glazed French doors opening onto the rear garden. A decorative fireplace with a marble effect surround and composite hearth and mantelpiece. Two radiators. Wood effect laminate flooring. Useful under stairs storage cupboard. Space for dining table.





Kitchen 2.76m (8ft 11in) x 2.48m (8ft)

With a range of wall and base units and a wood effect laminate worktop with inset stainless steel sink and draining unit with a mixer tap. Double glazed window to the rear aspect with fitted blind. 'Zanussi' electric oven and four ring gas hob with over head extractor fan and a tiled backsplash. Space for fridge freezer, washing machine and slim line dishwasher. Strip lighting. Ladder style radiator. Vinyl flooring.

WC

With ceiling light point. Obscure glass double glazed window to the front aspect. Sink with tiled back splash. Radiator. Vinyl flooring. Fuse board. Space for hanging coats.

Top The First Floor

Landing with double glazed window with fitted blinds to the rear aspect. Ceiling light point. Airing cupboard with fitted shelving. Carpet. Access into partially boarded roof space.

Bedroom One 3.35m (10ft 10in) x 3.20m (10ft 4in)

Double glazed window to the rear aspect. Ceiling light point. Built in wardrobe. Radiator. Carpet.

Bedroom Two 3.85m (12ft 5in) x 2.76m (8ft 11in)

A further double bedroom with ceiling light point. Double glazed windows to the front and rear aspects. Built in wardrobe. Radiator. Wood effect laminate flooring.

Family Bathroom

With three spot down lights. A panelled bath with over head mains power shower and a tiled surround. Ceramic sink with chrome mixer tap and a tiled backsplash. Wall mounted mirror and wall light. Low level toilet. Obscure double glazed window to the rear aspect with fitted blinds. Heated chrome towel rail. Tile effect laminate flooring. Extractor fan.

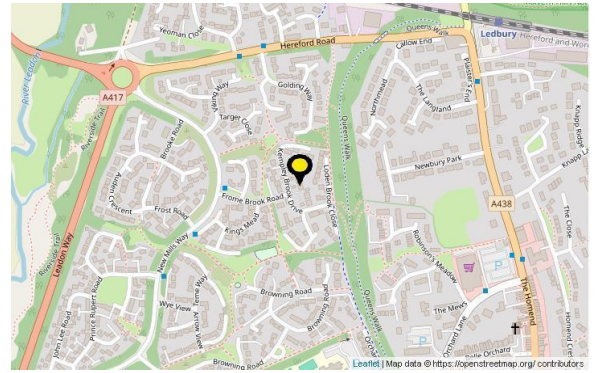
Outside and Garden

Stepping out onto a paved patio onto a larger than average garden primarily laid to lawn. Useful garden shed. Gated side access to a tarmac driveway in front of a single garage with power, strip lighting and handy work bench.

The property further benefits from outside lighting and water supply.

Directions

From the Ledbury office turn left at the traffic lights and proceed along the High Street and The Homend. Continue straight over the traffic lights by Tesco and then bear left at the railway station onto the Hereford Road. At the roundabout take the first exit into New Mills Way and then take the second turning on the left into Frome Brook Road. At the end of the road there's a T Junction marked Kempley Brook Road. Turn right and shortly the property can be found on the right hand side set back from 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

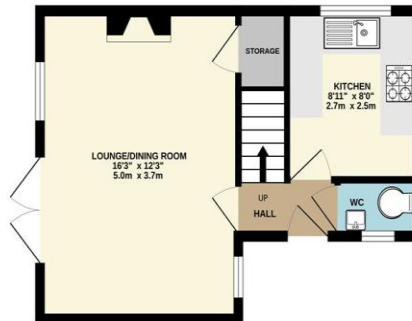
COUNCIL TAX BAND "C"

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

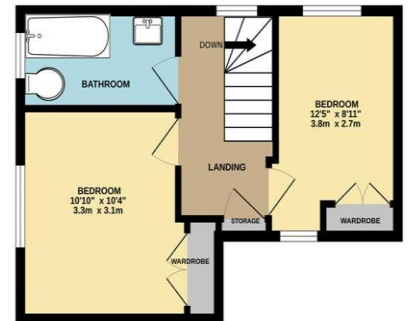
EPC

The EPC rating for this property is C (73).

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 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 mis-statement. 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 as to their operability or efficiency can be given.
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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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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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