



An Immaculate And Well Appointed Modern Three Bedroom Semi-Detached House On A Popular Residential Estate Benefitting From A Fully Integrated Kitchen, Downstairs WC, Two Bathrooms And Well Stocked Enclosed Rear Garden. Off Road Parking For Two Vehicles And A Separate Garage. Double Glazing And Gas Central Heating Throughout.

EPC - B

3 Haggard Place - Guide Price £315,000

Ledbury, Herefordshire, HR8 2TL



3 Haggard Place

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 immaculate modern three-bedroom semi-detached house on the highly desirable Hawk Rise estate in Ledbury, this home combines sleek contemporary design with thoughtful, practical living. As you enter, you are greeted by a useful entrance hallway with access to a convenient downstairs WC. A door into a bright and spacious lounge area with a generous understairs storage cupboard, an internal hallway with stairs to the first floor flows into a fully integrated kitchen, equipped with quality appliances and stylish fittings and French doors onto the garden. Upstairs, there are three well-proportioned bedrooms, including a generous principal suite with a private en-suite and fitted wardrobes, along with a tastefully finished family bathroom.

Outside, the property benefits from a well-stocked, enclosed rear garden-ideal for both relaxing and entertaining-while off-road parking for two vehicles and a separate garage offer practical and flexible storage. Throughout the home, double glazing and gas central heating provide energy efficiency and year-round comfort.

Hawk Rise offers a semi-rural setting on the edge of Ledbury, with landscaped green space, a children's play park and regular bus services into the town. Local amenities are close by, with easy access to the M50 and rail links from Ledbury station. Ledbury itself is a historic market town with independent shops, characterful streets and a strong community feel.

This property represents an outstanding opportunity for anyone seeking a contemporary, move-in ready family home.

The accommodation with approximate dimensions is as follows:

Hallway

Composite front door opening into an entrance hall way with ceiling light point. Radiator. Wood effect laminate flooring. Doors into WC and...

Sitting Room

A well appointed, light room with double glazed window with fitted blinds to the front aspect. Two ceiling light points. Two radiators. Wood effect laminate flooring. Useful under stairs storage cupboard housing the fuseboard. TV point.

Dining Kitchen

A fully integrated kitchen with 'Zanussi' appliances with a range of wall and base units and a fitted wood effect laminate worktop with inset stainless steel sink and draining unit with a chrome mixer tap. Electric oven and four ring gas hob with over head extractor fan. Integrated fridge freezer, washer/dryer and dishwasher. 'Ideal' combination boiler. Two ceiling light points. French doors with fitted roller blinds and a double glazed window with fitted roller blinds to the rear aspect. Radiator. Space for dining table.





WC

With ceiling light point. Extractor fan. Low level toilet. Ceramic sink with chrome mixer tap. Radiator. Wood effect laminate flooring.

To The First Floor

Landing with ceiling light point. Access to roof space. Carpet. Useful storage cupboard.

Bedroom One

A double bedroom with mirrored built in wardrobe. Ceiling light point. Two double glazed windows to the rear aspect with fitted blinds. Radiator. Carpet. Door into...

Ensuite

A modern white suite with ceiling light point. Walk in double shower with over head electric 'Mira' power shower and a tiled surround. Ceramic sink with chrome mixer tap. Low level toilet. Heated towel rail. Shave point. Tile effect flooring.

Bedroom Two

A further double bedroom with double glazed window to the front aspect, with fitted blinds. Ceiling light point. Built in wardrobe. Radiator. Carpet.

Bedroom Three

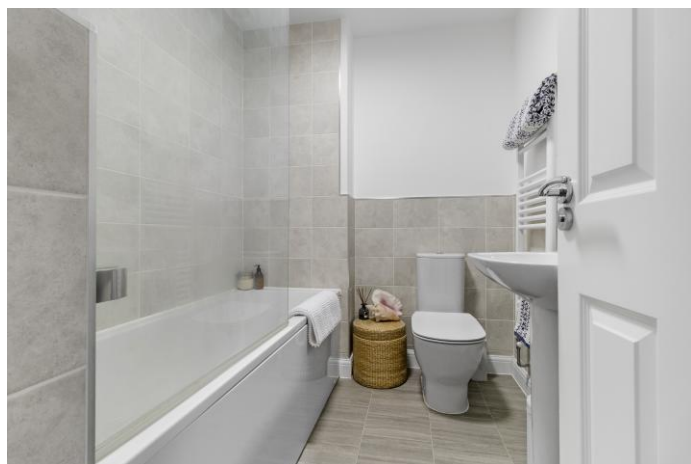
With double glazed window to the front aspect with fitted blinds. Ceiling light point. Carpet. Radiator.

Family Bathroom

With ceiling light point. A modern white suite with panelled bath and overhead mains powered shower with a tiled surround. Ceramic sink with chrome mixer tap. Low level toilet. Extractor fan. Heated towel rail. Tile effect flooring.

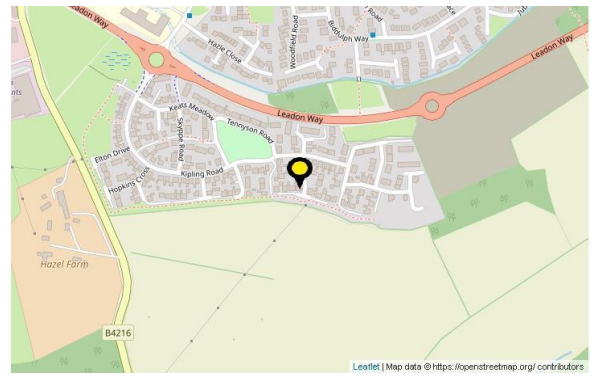
Outside & Garden

Stepping out into the rear garden, you arrive on a paved patio that leads to an improved and established enclosed garden, mainly laid to lawn with deep, well-stocked borders. The garden also includes a useful water butt, benched seating and gated side access via a shared paved path to the front, where a lawned garden with a colourful, well-planted border adds vibrancy on approach. A shared communal parking area provides two allocated spaces, with maintenance understood to be shared between four properties. There is also a **separate garage** with a canopy door and pitched-roof storage for additional convenience.



Directions

From Our Ledbury Office head right down New Street and remain on the road until reaching the roundabout. Take the first left on the roundabout, shortly reaching a second roundabout. Take the third exit onto the Hawkrise Estate. Travel along Kipling Road passing the children's park on your left. The turning for Haggard Place will be on your right hand side where the property can then be found on your left.



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

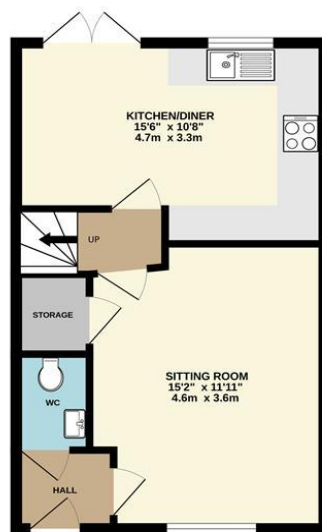
COUNCIL TAX BAND "C"

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

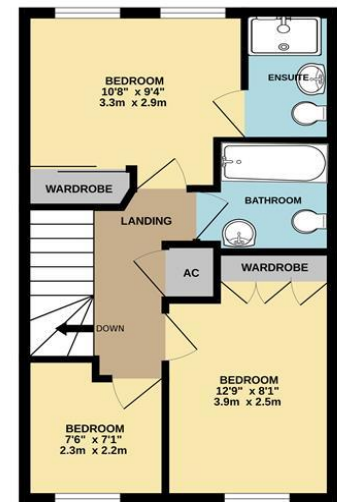
EPC

The EPC rating for this property is B (84).

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



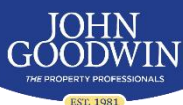
TOTAL FLOOR AREA: 805 sq.ft. (74.7 sq.m.) approx.

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.
Made with Measure 12/2025

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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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