



**A VERY WELL APPOINTED MODERN DETACHED HOUSE IN A PLEASANT CUL DE SAC LOCATION BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS (1 ENSUITE), CONSERVATORY, ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING**

**EPC: C**

**Guide Price: £365,000**

**9 Lady Somerset Drive, Ledbury, Herefordshire HR8 2FF**

**3 1 2**

## 9 LADY SOMERSET DRIVE

### Location

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 modern well presented detached house conveniently situated in a popular cul de sac location on the outskirts of Ledbury.

The well appointed accommodation benefits from gas fired central heating and double glazing. It is arranged on the ground floor with a reception hall, cloakroom, sitting room with fitted log burning stove, conservatory and a fitted dining kitchen. On the first floor the landing gives access to a master bedroom with Ensuite shower room, two further bedrooms and a family bathroom.

Outside there is a pleasant enclosed and private rear garden and a single garage with additional driveway parking.

### ACCOMMODATION:

#### Canopy Porch

With outside light.

#### Reception Hall

With double glazed composite front door. Single radiator. Coving. Feature archway. Stairs to first floor. Attractive wooden flooring.

#### Cloakroom

Refitted with a modern white suite comprising a wash basin with decorative tiled splashback and a WC. Single radiator. Built-in understairs cupboard. Matching wooden flooring. Double glazed window to front.

#### Dining Kitchen 6.79m (21ft 11in) max. x 2.76m (8ft 11in) max.

Well fitted with a range of attractive units comprising a one and a half bowl stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Plumbing for washing machine and dishwasher. Wall mounted Worcester gas fired boiler. Feature fitted corner bench seat with panelled surrounds. Two contemporary radiators. Wooden flooring. Double glazed windows to front and side. Double glazed double doors to rear garden.





### **Sitting Room 4.62m (14ft 11in) max. x 3.85m (12ft 5in)**

Having a feature fitted wood burning stove with raised hearth and tiled surround. TV point. Double radiator. Coving. Double doors to conservatory.

### **Conservatory 3.07m (9ft 11in) x 2.79m (9ft)**

Having dwarf brick walling with double glazed surrounds. Tiled floor. Double radiator. Double glazed double doors to side giving access to the rear garden.

### **Landing**

With built-in cupboard. Access to roof space. Double glazed window to front.

### **Bedroom 1 4.21m (13ft 7in) max. x 3.54m (11ft 5in) max.**

Having two built-in double wardrobes. Single radiator. Double glazed window to rear.

### **Ensuite Shower Room**

Refitted with an attractive contemporary suite comprising a large walk-in tiled shower cubicle, wash basin with tiled splashback and a WC. Extractor fan. Chrome ladder radiator. Double glazed window to side.

### **Bedroom 2 3.20m (10ft 4in) x 3.07m (9ft 11in) max.**

With double radiator. Double glazed windows to side and rear.

### **Bedroom 3 3.56m (11ft 6in) max. x 1.96m (6ft 4in) plus recess**

Having a recess with clothes hanging rail. Single radiator. Double glazed window to front.

### **Family Bathroom**

Fitted with a modern white suite comprising a panelled bath with shower attachment, fitted shower screen and tiled surrounds, wash basin with tiled splashback and a WC. Extractor fan. Chrome ladder radiator. Wooden flooring. Double glazed window to side.

### **Outside**

To the front of the property there are slate beds with driveway to side providing off road parking and giving access to a single GARAGE. There is a useful outside tap.

A gateway off the driveway gives access to an enclosed private rear garden which is pleasantly arranged with an area of lawn, a paved terrace, small stoned seating area and raised beds. There is a shed and an outside light.

### **Services**

We have been advised that all 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.



### Directions

From the Agent's Ledbury Office turn left at the traffic lights and proceed through the town centre, continue over the traffic lights at Tesco and then turn left at the next traffic lights by the railway station onto the Hereford Road. At the roundabout take the first exit into New Mills Way and then take the third right into Prince Rupert Road. Turn right into Lady Somerset Drive and the property will be located on the left hand side.



### 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 purchases/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 formerly 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

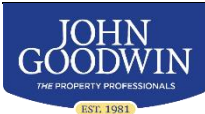
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

### Council Tax

COUNCIL TAX BAND: D

### EPC

The EPC rating for this property is C (71)



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
[ledbury@johngoodwin.co.uk](mailto:ledbury@johngoodwin.co.uk)

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