

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST PLEASANT SEMI-DETACHED TWO DOUBLE BEDROOM BUNGALOW IN A CONVENIENT LOCATION ON THE NORTHERN EDGE OF LEDBURY WITH GARAGE AND ENCLOSED REAR GARDEN AND BENEFITTING FROM DOUBLE GLAZING AND GAS CENTRAL HEATING. NO ONWARD CHAIN.

EPC - F

11 Knapp Close – Guide Price £300,000

Ledbury, Herefordshire, HR8 1AW



11 Knapp Close

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

This two double bedroom semi detached bungalow sits in a pleasant corner position on a popular residential close within walking distance of Ledbury town centre.

Comprising two double bedrooms with built in wardrobes, family bathroom, living room opening into a pleasant dining room extension making for a flowing entertaining space. Door into kitchen located to the rear with a door back into the hallway and external doorway to the garden where a quiet double glazed sun room can be located.

Front lawned garden with tandem driveway and door into side garage.

The garage is open sided to the rear garden and is well stocked with deep borders and an area laid to lawn.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Double glazed front door entering in a spacious hallway with ceiling light point, radiator, carpet and airing cupboard housing hot water cylinder. Carpet. Doors into bedrooms, living room, bathroom and kitchen.

Living Room 4.73m (15ft 3in) x 3.72m (12ft)

With double glazed window to the front aspect. Ceiling light point. Fitted shelving. Electric fireplace with wooden mantelpiece. Radiator. Carpet. Door into kitchen and open through into...

Dining Room 4.16m (13ft 5in) x 2.30m (7ft 5in)

Two ceiling light points. Two double glazed windows to the side and rear aspect. Two radiators. Carpet.





Kitchen 3.23m (10ft 5in) x 2.79m (9ft)

To the rear of the property with double glazed windows to the rear and side aspect and obscure glass door opening onto the garden.

A range of wall and base cupboards with worktops and inset stainless steel sink unit with drainer and tiled backsplash. Space for washing machine, space for electric cooker, space for fridge/freezer. Pantry cupboard housing fuse board. Two ceiling light points. Radiator. Vinyl Flooring.

Bedroom 1 3.72m (12ft) x 3.38m (10ft 11in)

A double bedroom with ceiling light point. Double glazed window to the front aspect. Radiator. Fitted wardrobes on two walls. Carpet.

Bedroom 2 3.64m (11ft 9in) x 3.38m (10ft 11in)

A further double bedroom to the rear of the property with fitted wardrobes and over bed units. Double glazed window to the rear aspect. Ceiling light point. Radiator. Carpet.

Bathroom

With obscure glass double glazed window to the rear aspect. Ceiling light point. Panelled bath with tiled backsplash. Low level toilet. Ceramic sink. Vinyl flooring. Ceiling light point.

Garden

Stepping out from the kitchen onto a concrete terrace with access to a UPVC double glazed sun room.

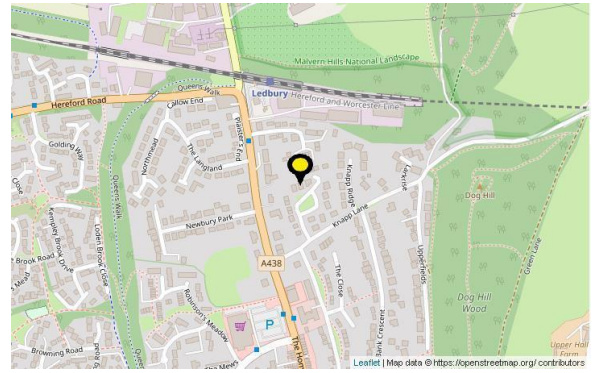
Steps down to a garden with mature and well stocked borders. An area of garden is laid to lawn. A useful garden shed will remain.

An open sided garage benefitting from power and lighting with a UPVC door to the front driveway.

There is a tandem driveway to the front of the property. Step up to a concrete path leading to the front door with storm porch. With a lawned front garden and mature border.

Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High street and the Homend. Continue straight over the lights by Tesco and just after the garage turn right into Knapp Lane. Proceed up the hill and take the first left turning into Knapp Close. The property can be found in the far left hand corner.



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

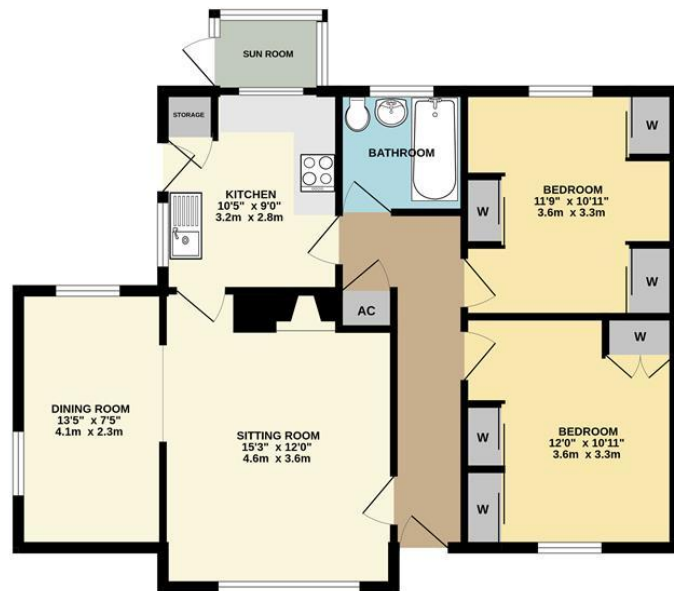
COUNCIL TAX BAND "D"

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 F (37).

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq ft (70.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, stairs 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 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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Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

