

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



4 Haggard Place, Ledbury, Herefordshire HR8 2TL

Guide Price **£315,000**

A Well Appointed Modern Semi-Detached House Conveniently Located On The Outskirts Of Ledbury Benefiting From Gas Fired Central Heating And Double Glazing With 3 Bedrooms (1 Ensuite), Fitted Breakfast Kitchen With Appliances, Enclosed Rear Garden, Garage And 2 Allocated Parking Spaces. Remainder of 10yr NHBC Warranty. EPC: B. No Chain

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1



Regulated by

RICS

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London





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.

4 Haggard Place comprises a well appointed three bedroom semi-detached house conveniently located in a pleasant cul de sac on a popular new residential development on the outskirts of Ledbury.

The property has the benefit of gas fired central heating and double glazing. There is an enclosed rear garden, a single garage and two allocated parking spaces.

The property also benefits from the remainder of the 10yr NHBC Warranty.

ACCOMMODATION

Canopy Porch

With outside light.





Entrance Hall

With a composite double glazed front door. Single radiator. Wood effect flooring.

Cloakroom

Fitted with a contemporary white suite comprising a wash basin with tiled splashback and a WC. Extractor fan. Single radiator. Matching wood effect flooring.

Sitting Room - 4.55m x 3.61m max. (14'11" x 11'10" max.)

With double and single radiators. TV point. Useful built-in understairs cupboard. Double glazed window to front.

Inner Hall

With single radiator. Stairs to first floor.



Dining Kitchen - 4.72m x 3.3m (15'6" x 10'10")

Well fitted with a range of attractive white units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with matching upstands. Built-in oven with 4-ring gas hob and chimney hood extractor over. Integral dishwasher and washing machine. Integral fridge freezer. Matching cupboard housing a gas fired combination boiler. Double radiator. Wood effect flooring. Double glazed window to rear. Double glazed double doors to rear garden.

Landing

With built-in cupboard. Access to roof space.

Bedroom 1 - 3.25m x 2.84m max. (10'8" x 9'4" max.)

Having a built-in double wardrobe with sliding mirrored doors. Single radiator. TV point. Double glazed window to rear.

Ensuite Shower Room

Fitted with a white suite comprising a large tiled shower cubicle, wash basin with tiled splashback and a WC. Ladder radiator. Shaver point. Extractor fan.





Bedroom 2 - 3.84m max. x 2.46m (12'7" max. x 8'1")

With single radiator. Double glazed window to front.

Bedroom 3 - 2.29m max. x 2.13m (7'6" max. x 7'0")

With single radiator. Double glazed window to front.

Bathroom

With a white suite comprising a panelled bath with tiled surrounds, wash basin with tile splashback and a WC. Ladder radiator. Extractor fan.

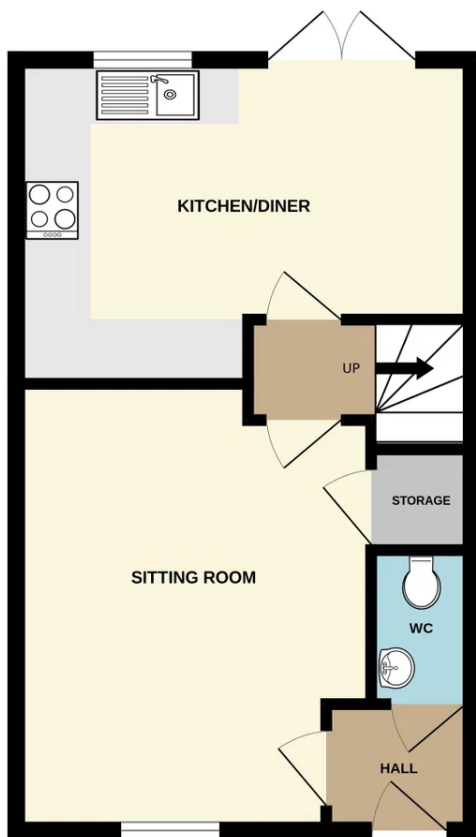
Outside

To the front of the property there is a small area of lawn with a selection of plants and shrubs. A shared pathway to the side of the house leads to a gate which gives access to an enclosed rear garden which is mainly laid to lawn.

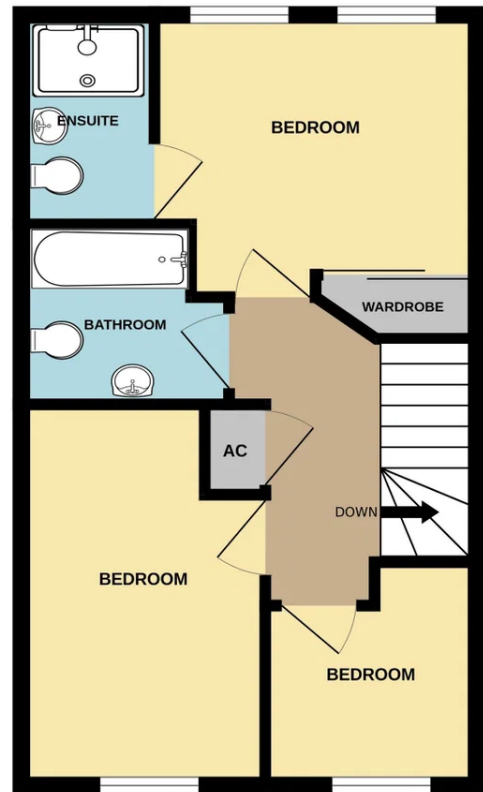
The property has a single garage with hard standing parking and an additional allocated parking space opposite.



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.





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.

Tenure We are advised (subject to legal confirmation) that the property is Freehold.

Directions From the agents Ledbury office turn right and proceed down New Street. Take the first exit off the roundabout and then the third exist at the next roundabout onto Kipling Road. Bear right by the green and children's play area continuing along Kipling Road. Turn right into Haggard Place and the property will then be found on the left hand side.

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

Council Tax: Band C

The EPC rating for this property: B (84)

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.