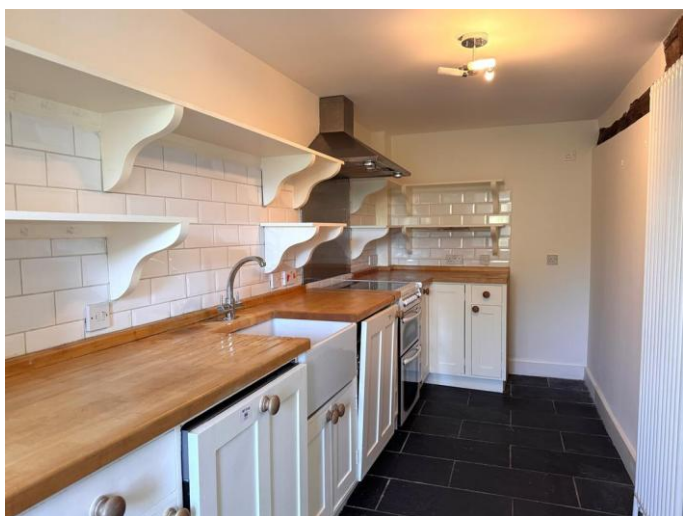


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Tudor Cottage is a superbly presented cottage nestled away in a secluded, yet very convenient location, within the centre of Ledbury, accessed from the medieval cobbled street of Church Lane. With gas central heating and a wood burning stove. Non-Smokers only. Pets by Negotiation. Contact Ledbury Office.

EPC Rating TBC, Council Tax Band 'B', Available Now.

£1,100 Per Month

Tudor Cottage, Church Lane, Ledbury, Herefordshire, HR8 1DP

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Church Lane, Ledbury

Tudor Cottage is a superbly presented cottage nestled away in a secluded, yet very convenient location, within the centre of Ledbury, accessed from the medieval cobbled street of Church Lane, with its fascinating and historical buildings. The property offers a beautiful blend of contemporary living with modern conveniences whilst still retaining its considerable charm and character. With gas central heating, the accommodation on the ground floor comprises entrance hall, sitting room with wood burning stove and a shaker style fitted kitchen with an adjoining breakfast area. On the first floor a landing leads to two bedrooms and a modern bathroom. Outside, to the front there is a delightful courtyard garden. Non-Smokers only. Pets by Negotiation. Available Now. Contact Ledbury Office.

Directions

The approach to Church Cottage is through a private walkway under a brick archway to the side of Church House at the head of Church Lane.

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 infer 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.

Viewing

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

Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is TBC.

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.



Ledbury Office
01531 634648

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

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.

