



**A VERY WELL APPOINTED DETACHED FAMILY HOUSE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 4 BEDROOMS (1 ENSUITE), REFITTED CONTEMPORARY DINING KITCHEN WITH UTILITY ROOM, CONSERVATORY, ENCLOSED REAR GARDEN, DOUBLE GARAGE AND DRIVEWAY PARKING**

**EPC: D**

## 7 John Lee Road - Guide Price £475,000

Ledbury, Herefordshire HR8 2FE



## 7 JOHN LEE ROAD

### 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. The town enjoys a wide rural catchment area, as well as an increasing tourist trade.

### Property Description

A modern well appointed detached house in a popular and convenient residential location on the outskirts of Ledbury.

The well presented accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor an enclosed entrance lobby, reception hall, cloakroom with WC, sitting room, spacious dining kitchen, conservatory and a utility room. On the first floor the landing gives access to a master bedroom with a refitted Ensuite shower room, three further bedrooms and a refitted family bathroom.

There is a double garage, gated driveway parking and a good sized enclosed rear garden.

### ACCOMMODATION:

#### Entrance Lobby

With composite double glazed front door. Coir matting. Double glazed door to reception hall.

#### Reception Hall

With feature ceramic tiled flooring. Double radiator. Telephone point. Stairs to first floor.

#### Cloakroom

Fitted with a white suite comprising wash basin with tiled splashback and a WC. Single radiator. Wood effect laminate flooring. Double glazed window to front.

#### Sitting Room 6.30m (20ft 4in) max. x 3.41m (11ft) max.

Having a feature decorative fireplace with fitted coal effect gas fire. TV point. Two single radiators. Coving. Double glazed windows to front and side.

#### Dining Kitchen 6.30m (20ft 4in) max. x 3.75m (12ft 1in) max.

Refitted with a range of contemporary white gloss units comprising an inset ceramic sink with base unit under. Further base units. Drawer packs. Wall mounted cupboards. Granite work tops with matching upstands. Peninsula breakfast bar. Built-in double oven. Fitted 4-ring gas hob with chimney hood over and feature coloured glass splashback. Plumbing for dishwasher. Matching tiled floor (with electric underfloor heating under the kitchen area). Double glazed windows to front and side. Double glazed double doors to conservatory.





#### **Conservatory 3.54m (11ft 5in) x 2.84m (9ft 2in)**

With dwarf walling and double glazed surrounds. Tiled floor. Double glazed door to side. Connecting door to garage. Double glazed double doors to garden.

#### **Utility Room 2.56m (8ft 3in) x 1.44m (4ft 8in)**

Refitted with matching white gloss units with stainless steel sink unit and granite worktops. Plumbing for washing machine. Wall mounted gas fired central heating boiler. Single radiator. Useful built-in understairs cupboard. Double glazed door to rear.

#### **Landing**

With access to roof space. Airing cupboard housing a lagged hot water cylinder. Double glazed window to rear.

#### **Master Bedroom 3.51m (11ft 4in) max. x 3.02m (9ft 9in) maz. plus recess**

With two fitted double wardrobes. Recess with fitted shelving. TV point. Single radiator. Double glazed windows to front and side.

#### **Ensuite Shower Room**

Refitted with a contemporary white suite comprising a tiled shower cubicle, wash basin and a WC. Extensive tiled surrounds. Chrome ladder radiator. Wall mounted fan electric heater. Extractor fan. Tiled floor. Double glazed window to front.

#### **Bedroom 2 3.51m (11ft 4in) max. x 3.33m (10ft 9in) max.**

With built-in double wardrobe. Single radiator. Double glazed window to side.

#### **Bedroom 3 3.51m (11ft 4in) max. x 2.61m (8ft 5in)**

With built-in double wardrobe. Single radiator. Double glazed window to side.

#### **Bedroom 4 2.89m (9ft 4in) x 2.35m (7ft 7in) plus door recess**

With single radiator. Double glazed window to front.

#### **Family Bathroom**

Refitted with a white suite comprising a panelled bath with shower over and tiled surrounds, inset wash basin with cupboard under and a low level WC. Chrome ladder radiator. Extractor fan. Tiled floor. Double glazed window to front.

#### **Outside**

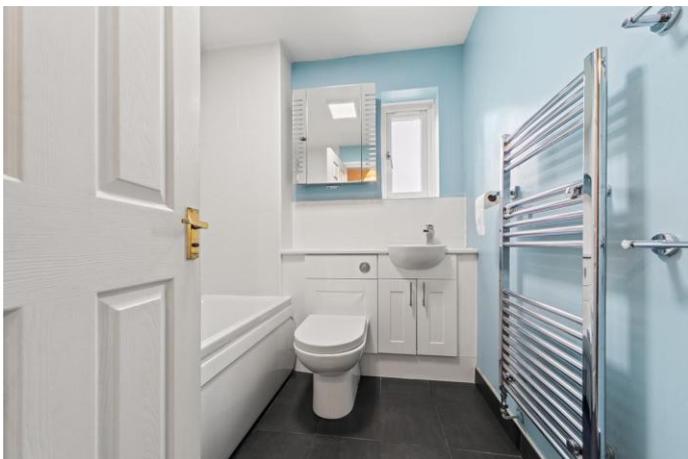
To the front of the property there is a gated driveway which provides off road parking and gives access to a DOUBLE GARAGE (16'11 x 15'8) with remote control roll over door, electric light and power, and venting for a tumble dryer.

A gated pathway to the rear of the property gives access to a good sized enclosed garden which extends to the side of the house and is pleasantly arranged with paved terracing, lawn and a selection of established plants and shrubs.

There is an outside light, cold water tap and useful garden shed. On the other side of the property, fronting the road is a small stoned terrace with further plants and shrubs.

#### **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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.



## Directions

From the agents Ledbury office turn left at the traffic lights and proceed through the town centre. Continue straight over the traffic lights adjacent to Tesco and then bear left by the railway station onto the Hereford road. At the roundabout take the first exit into New Mills Way and then take the third turning right into Prince Rupert Road. Turn right again into John Lee Road 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

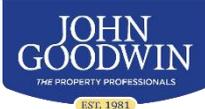
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

## Council Tax

COUNCIL TAX BAND: E

## EPC

The EPC rating for this property is C (73)



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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.
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