

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



34 Albert Road, HR8 2DW

Guide Price **£200,000**

Charming period cottage with off-road parking and delightful cottage-style garden, conveniently situated within walking distance of Ledbury town centre. EPC - D

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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





Nestled along the ever-popular Albert Road, this delightful period cottage enjoys well-presented accommodation comprising an inviting sitting room with feature fireplace, a bright dining kitchen with skylight and fitted units, and a ground-floor bathroom. To the first floor are two generous double bedrooms, including a particularly attractive principal bedroom with original fireplace, together with access to a fully boarded loft providing excellent storage.

Outside, the property benefits from the rare advantage of off-road parking to the front, while to the rear lies a delightful cottage-style garden, enclosed and enjoying a good degree of privacy. Mainly laid to lawn with mature borders, established trees and attractive seating areas, it provides a wonderful outdoor retreat for relaxing and entertaining. Combining period charm, outdoor space and a convenient town-centre location, this appealing home is ideally suited to first-time buyers, downsizers and investors alike.

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.

Directions - From John Goodwin's Ledbury Office turn left onto New Street and then immediately left at the traffic lights. Take the first left down Bye Street and continue on here as it becomes Bridge Street. Take the left hand turning onto Victoria Road before taking the first right onto Albert Road where the property can be located roughly half way down on the left hand side.





Accommodation with approximate dimensions:

Entrance Porch - A welcoming entrance porch accessed via a composite glazed entrance door. With tiled flooring, side window, coat hanging space and an opaque glazed wooden door opening into the main reception room.

Sitting Room - 3.6m x 3.4m (11'9" x 11'1")

A comfortable and characterful sitting room with wood-effect laminate flooring, spot lighting, radiator and TV point. A electric fireplace with wooden mantel, stone hearth and tiled surround provides an attractive focal point, complemented by recessed alcoves to either side.

Kitchen/Diner - 4.5m x 3.4m (14'9" x 11'1")

A bright and sociable space benefiting from a skylight and fitted with a range of wall and base units beneath composite work surfaces incorporating a stainless-steel sink with tiled splashback. Integrated appliances include an electric hob and under-counter oven, with further space for a washing machine and slimline dishwasher. Finished with tiled flooring, radiator, extractor fan, staircase rising to the first floor and a door providing access to the rear garden.

Bathroom - Fitted with a corner panelled bath with mains-fed shower over, low-level WC and ceramic wash hand basin with tiled splashback. Complemented by tiled flooring, heated towel rail and an opaque rear window.



First Floor Landing - With loft access and doors leading to both bedrooms.

Bedroom 1 - 3.6m x 3.4m (11'9" x 11'1")

A generous double bedroom enjoying a front aspect. Featuring fitted wardrobes and shelving, radiator and an original fireplace with wooden surround, adding character and charm.

Bedroom 2 - 2.7m x 2.5m (8'10" x 8'2")

A further double bedroom overlooking the rear garden, with fitted over-stairs cupboard housing the combination boiler, radiator and carpeted flooring.

Outside - To the front of the property is a gravelled off-road parking space with a paved path leading to the entrance door.

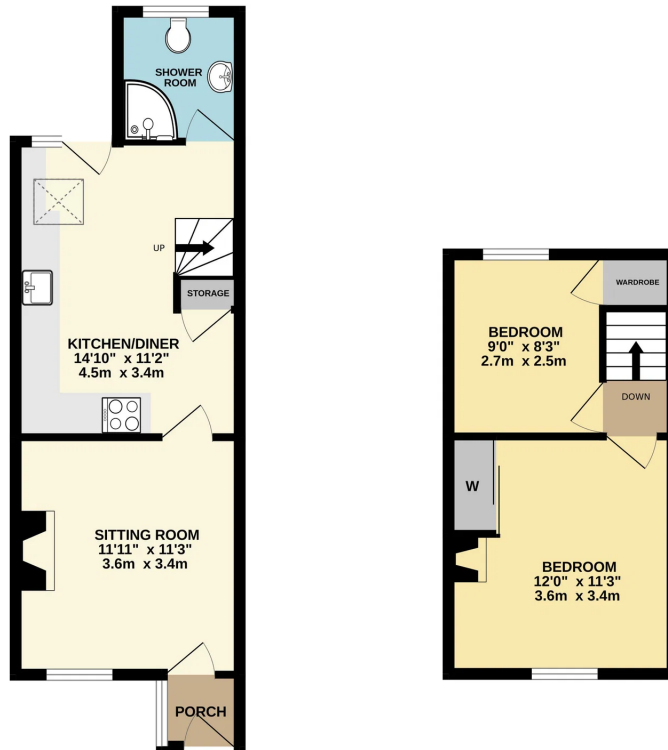
Rear Garden - Accessed via a shared pathway to a delightful cottage-style rear garden which is enclosed and enjoys a private feel. Mainly laid to lawn with mature borders and established trees, it also features a gravelled patio and seating area, ideal for outdoor dining and relaxation.

A paved courtyard lies immediately to the rear of the property with gated access.



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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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.

Council Tax - COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate - The EPC rating for this property is D (61).

Viewings - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

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.

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

Agents Note - We understand that the property benefits from a right of way in order to access the properties rear garden.