

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BRAND NEW LOW COST HOME* FORMING PART OF THE WHEATSHEAF CLOSE DEVELOPMENT IN FROMES HILL OFFERING HIGHLY EFFICIENT ACCOMMODATION COMPRISING LIVING ROOM, DINING KITCHEN, WC, TWO BEDROOMS, BATHROOM, OFF ROAD PARKING AND AN ENCLOSED GARDEN.

PLOT 4 (MID TERRACED) £183,600

Subject to Herefordshire Council criteria

The Fir - From £183,600

Wheatsheaf Close, Fromes Hill, Ledbury, Herefordshire HR8 1HT



The Fir

A beautiful development of twenty 2, 3 and 4 bedroom homes, including low cost homes, constructed by renowned local developers Bell Homes.

The Fir is offered as a low cost home, subject to Herefordshire Council criteria. The property has been constructed using energy efficient materials throughout and includes high performance insulation to ground floors, external walls and the roof. The property benefits from double glazed UPVC anthracite grey windows and French doors with energy efficient glazing.

The property is wired for high speed fibre broadband capabilities.

There is a 10 year LABC structural warranty.

ACCOMMODATION

Entrance Hall With storage cupboard.

WC

Living Room 2.92m (9ft 5in) x 3.61m (11ft 8in)

Dining/Kitchen 4.99m (16ft 1in) x 2.68m (8ft 8in)

Stainless steel built under single **OVEN**. 4 zone glass induction **HOB** with stainless steel chimney hood. Stainless steel single bowl sink and drainer with single level chrome mixer tap. Plumbing for washing machine.

First Floor

Bedroom 1 4.99m (16ft 1in) x 3.46m (11ft 2in)

Bedroom 2 2.73m (8ft 10in) x 3.95m (12ft 9in)

Bathroom 2.25m (7ft 3in) x 1.73m (5ft 7in)

Twyfords Alcona white sanitaryware. Bristan chrome Family bathroom with Mira over bath shower and shower screen. Shaver socket.

Outside

Off road parking. Landscaped front gardens and paved patio area to the rear.

7.3KW electric vehicle car charging point.



Directions What3Words: natively.crowds.snowy

Services We have been advised that mains electricity, water and drainage are connected to the property. Heating is via a Mitsubishi Ecodan air source efficient heat pump. 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 the property or enter into any contract.

Viewing

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

EPC

The predicted EPC ratings are as follows:

Plot 1 - B (82)

Plot 2 - B (82)

Plot 3 - B (82)

Plot 4 - B (82)

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 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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