

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



15 John Lee Road, HR8 2FE

Guide Price **£298,000**

A Modern And Recently Updated Detached Family House Benefiting From Gas Central Heating And Double Glazing With Three Bedrooms (1 Ensuite), Two Reception Rooms, Separate Kitchen, Enclosed Rear Garden, Detached Single Garage And Driveway Parking. NO ONWARD CHAIN EPC: D

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2



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.

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

The well presented accommodation benefits from new carpets throughout, updated bathrooms, and redecorated rooms as well as gas fired central heating and double glazing. It is arranged on the ground floor with a generous reception hall, cloakroom with WC, sitting room, separate dining room and kitchen. On the first floor a landing leads to a principle bedroom with an en suite shower room, two further bedrooms and a family bathroom.

There is a single garage, shared driveway with tandem parking for several vehicles and a good sized enclosed rear garden.

The accommodation with approximate dimensions is as follows:

Entrance Hall

An opaque UPVC double glazed door opening in an entrance hall with two ceiling light points. Wall mounted radiator. Doors into the Living room, Dining room, Kitchen and WC. Understairs storage. Carpet.





Living Room - Two ceiling light points. Wooden framed double glazed windows to the front and side aspect. Two wall mounted radiators. An open fireplace with wooden mantelpiece and marble hearth.

Dining Room - Ceiling light point. UPVC double glazed French door opening to the side aspect onto the rear garden. A wooden framed double glazed window to the front aspect. Wall mounted radiator. Wood effect vinyl flooring.

Kitchen - Strip lighting. A range of over head and undercounter cupboards with a vinyl worktop. Inset stainless steel sink and half sink unit with drying rack and tiled backsplash. Wooden framed double glazed rear door leading onto the driveway. Integrated 'Bosch' Electric oven and 4 ring gas hob. Built in extractor fan. Space for washing machine. Space for Fridge/Freezer Glow worm boiler. Consumer unit. radiator. Vinyl flooring.

WC - Wooden framed obscure double glazed window to the rear aspect. Ceiling light point. Ceramic sink with a tiled backsplash and chrome taps. Low level toilet. Carpet.

First Floor - The landing has a ceiling light point. Wooden framed obscure glass double glazed window to the rear aspect. Doors to bedrooms and bathroom. Airing cupboard housing the emersion tank. Radiator. Carpet.

Bedroom 1 - Two ceiling light points. Wooden framed doubled glazed windows to the front and rear aspect. Two wall mounted radiators. Carpet. Loft hatch. Door leading to...



En Suite

Ceiling light point. Extractor fan. Walk in Mains powered shower with a tiled backsplash. Ceramic sink with chrome taps. Low level toilet. Radiator. Carpet. Shaving point.

Bedroom 2 2.89m (9ft 4in) x 2.89m (9ft 4in)

Ceiling light point. Wooden framed double glazed windows to the front and side aspects. Radiator. Carpet.

Bedroom 3 2.89m (9ft 4in) x 2.32m (7ft 6in)

Ceiling light point. Wooden framed double glazed window to the side aspect. Radiator. Carpet.

Family Bathroom

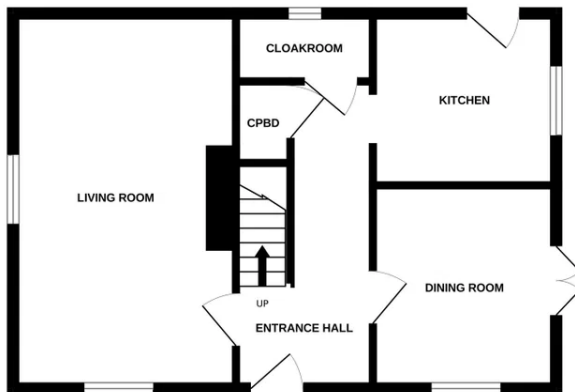
Ceiling light point. Wooden framed obscure glass double glazed window to the front aspect. Panelled bath with chrome taps. Low level toilet. Ceramic sink with chrome taps and tiled backsplash. Radiator. Carpet. Extractor fan.

Outside

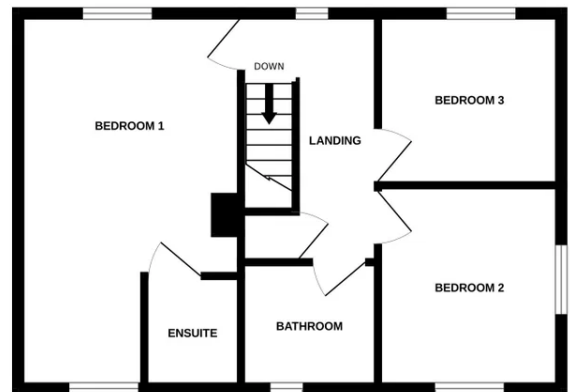
Enter the garden via the French doors in the dining room. Stepping out onto a slabbed patio into an enclosed rear garden that is predominantly laid to lawn with a range of mature shrubs and flower bed borders. Gated side access takes you to the front of the property. You can also access the garage via a wooden framed door in the garden. In front of the garage is tandem parking for several vehicles. From the road side a front border is laid to lawn.



GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



15 JOHN LEE ROAD

TOTAL FLOOR AREA : 919 sq.ft. (85.4 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.

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.

COUNCIL TAX BAND "D"

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

The **EPC** rating for this property is D (62).

Viewing - 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.