

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



47 Bridge Street, Ledbury HR8 2AH

Guide Price **£210,000**

An Updated Terrace House Close To The Town Centre Benefiting From Gas Central Heating And Double Glazing With 2 Bedrooms And Converted Loft Room, Refitted Kitchen And Refitted Bathroom, Garden To Front And Rear And Off Road Parking. EPC:D. No Chain.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2



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3-7 New Street, Ledbury, Herefordshire, HR8 2DX
Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London



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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.

Description
A well presented terrace house conveniently located within easy reach of Ledbury town centre.

The updated accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a sitting room, separate dining room, a refitted kitchen and refitted bathroom. On the first floor there are two bedrooms and on the second floor there is a converted loft room.

Outside there is a garden to both front and rear. There is also off road parking to the rear.

ACCOMMODATION:

Sitting Room 3.66m (11ft 10in) x 3.46m (11ft 2in) max.

With double glazed front door. Feature fireplace with fitted log burning stove and tiled hearth. TV and telephone points. Single



With stairs to second floor.



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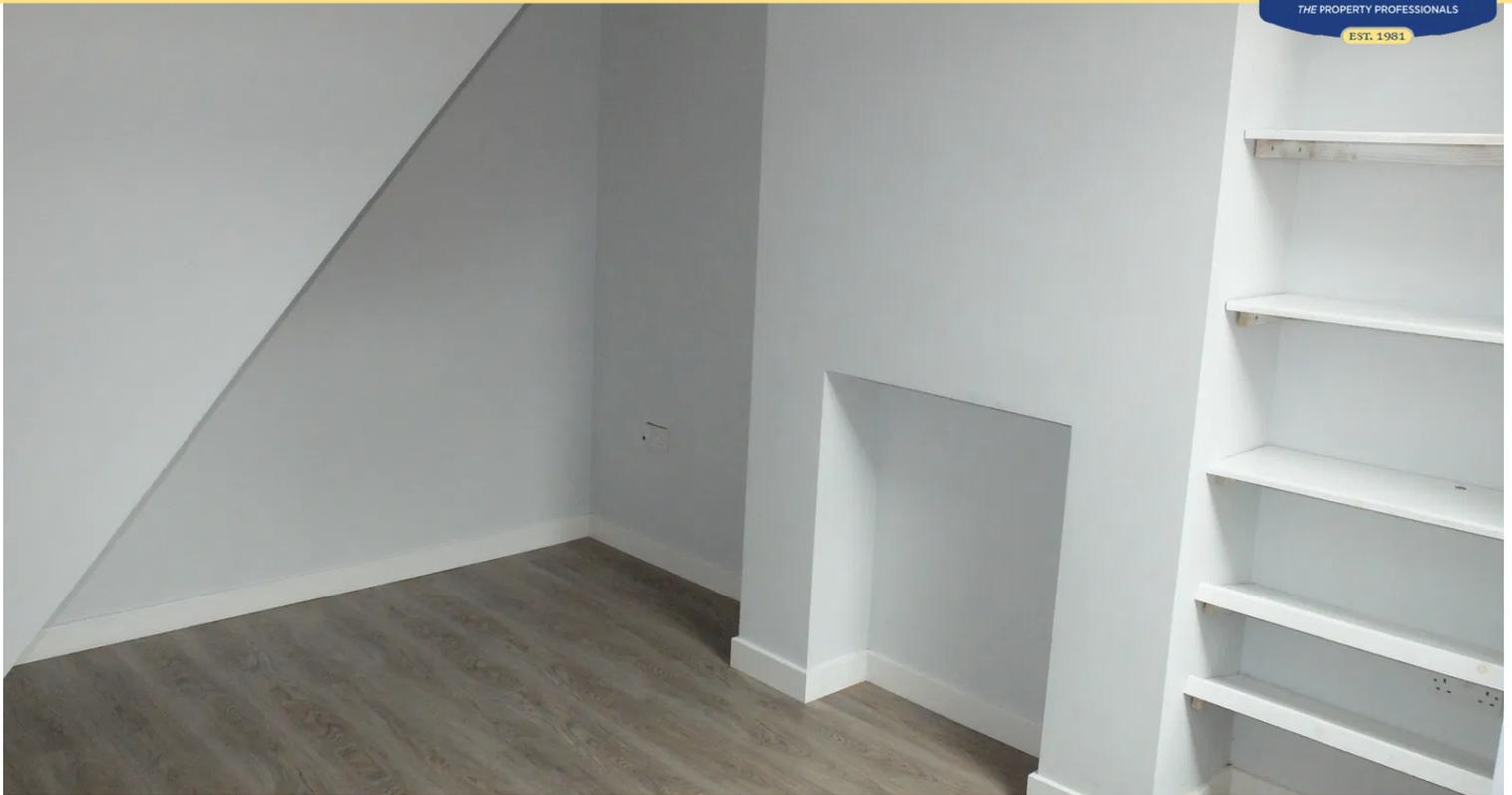


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With double glazed front door. Feature fireplace with fitted log burning stove and tiled hearth. TV and telephone points. Single radiator. Double glazed window to front.

Dining Room

2.09m (6ft 10in) max x 3.46m (11ft 2in) max

With stairs to first floor. With fireplace recess. Fitted alcove shelving. Double radiator. Double glazed door to rear garden. Opening through to kitchen.

Kitchen 2.42m (7ft 10in) x 1.73m (5ft 7in)

Refitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces. Built-in oven with 4-ring ceramic hob and stainless steel chimney hood over. Plumbing for

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin is a member and/or 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 made by the agent or the vendors or lessors of the property. 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.