

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



50 Albert Road, HR8 2DW

Guide Price **£260,000**

Offered with No Onward Chain Is This Well-Presented Three-Bedroom Home Offering Generous and Versatile Accommodation, Together With A Well Stocked Garden, Ample Driveway Parking And An Integral Garage. EPC - D

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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





A three-bedroom semi-detached home occupying a generous plot in a popular residential area of Ledbury, offering well-proportioned accommodation arranged over two floors and excellent scope for improvement and personalisation. The ground floor comprises an entrance hall, cloakroom, galley-style kitchen and a particularly spacious lounge/diner leading through to a conservatory, which enjoys views and direct access onto the rear garden. Upstairs are three bedrooms, including two good-sized doubles, together with a family bathroom. The property also benefits from an integral garage and generous block-paved driveway providing parking for several vehicles.

Outside, the property enjoys a well stocked rear garden with paved patio, lawn, mature borders and a fruit tree, together with a covered seating area and gated side access. To the front is a generous block-paved driveway with established borders and access to the integral garage. Whilst the property would benefit from some updating, it provides a good level of accommodation and offers an excellent opportunity for purchasers looking to create a comfortable home in a well established residential setting.

The accommodation is detailed below:

Entrance Porch - Glazed entrance door, coat hanging space, tiled flooring and an opaque glazed door leading into the entrance hall.

Entrance Hall - Stairs rising to the first floor, fitted carpet, useful understairs storage cupboard and doors leading to the cloakroom, kitchen and lounge/diner.





Cloakroom - Low-level WC, wash hand basin with useful storage beneath, opaque window to the front and electric radiator.

Kitchen - A practical galley-style kitchen with a range of wall and base units, work surfaces and stainless-steel sink with drainer. There is a double electric oven with eye-level grill, four-ring gas hob with tiled splashback, space and plumbing for a washing machine, space for a fridge/freezer and a cupboard housing the warm air boiler. Laminate tiled flooring and a door provide access to the rear garden.

Lounge/Diner - A generous and welcoming reception room with fitted carpet, central light point, wall-mounted lighting and TV point. There is ample space for both comfortable seating and a dining table, with sliding doors opening into the conservatory.

Conservatory - Enjoying views and access to the garden, the conservatory has tiled flooring with underfloor heating, a dwarf wall with double glazing, two wall lights and French doors opening onto the patio.

First Floor Landing - Fitted carpet, central light point, airing cupboard housing the hot water cylinder and access to the roof space.

Bedroom One - A spacious double bedroom with glazed window overlooking the rear garden, fitted carpet, central light point and a wall-length range of fitted wardrobes.

Bedroom Two - A further double bedroom with glazed window to the front, fitted carpet and central light point.



Bedroom Three - A good-sized bedroom with front-facing window, fitted carpet and central light point. Useful over-stairs cupboard with hanging rail.

Family Bathroom - Fitted with a modern white suite comprising panel bath with mains-fed power shower over, low-level WC and vanity wash hand basin with useful cupboard storage beneath. Further features include vinyl flooring, chrome heated towel rail, three recessed spotlights, useful wall-mounted storage cupboard and an opaque double-glazed window to the rear.

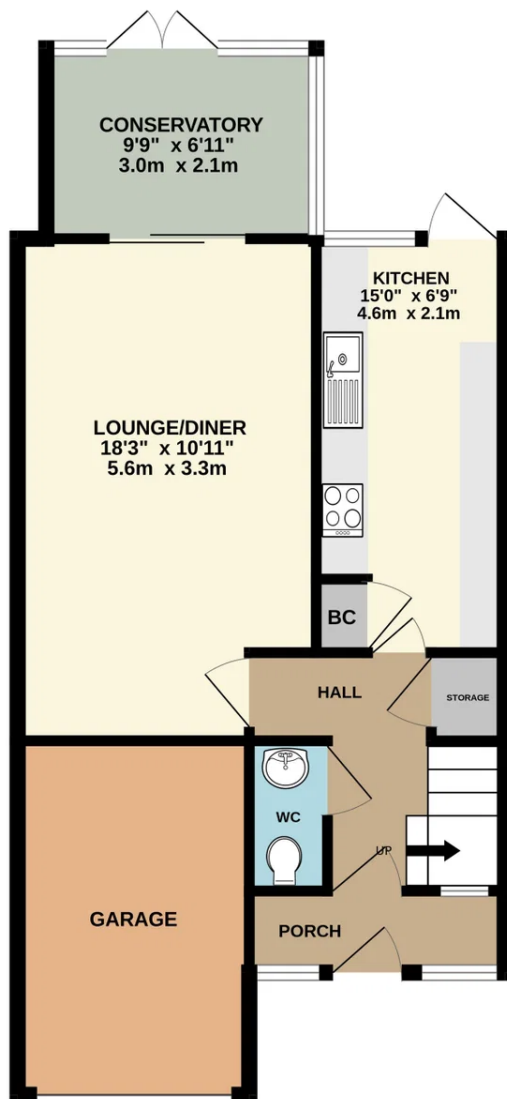
Outside and Garden - The rear garden features a paved patio leading onto an area of lawn, with mature well-stocked borders and a fruit tree. A covered seating area is conveniently positioned off the kitchen, providing an attractive and sheltered space for outdoor entertaining. A rear gate gives access to a shared pathway and side access.

To the front is a generous, block-paved driveway provides parking for two or more vehicles and gives access to the integral garage. The front garden is complemented by well-stocked borders.

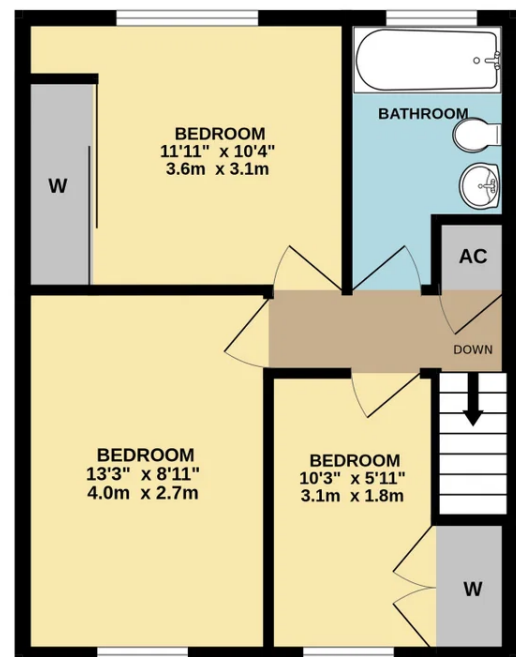
Directions - From John Goodwin's Ledbury Office turn left onto New Street and then immediately left at the traffic lights. Take the first left down Bye Street and continue on here as it becomes Bridge Street. Take the left hand turning onto Victoria Road before taking the first right onto Albert Road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



GROUND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.4 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 all mains services are connected to the property. Central heating is via a gas fired warm air boiler. 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 - BAND C

Energy Performance Certificate - The EPC rating for this property is D (62)

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

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.