JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









7 Elton Drive, Ledbury, Herefordshire HR8 2GS

Guide Price: £220,000

Enjoying A Pleasant Outlook To The Front A Modern 2 Bedroomed End Of Terrace House In A Popular Cul De Sac Location Benefiting From Gas Central Heating And Double Glazing With Enclosed Rear Garden And Off Road Parking For 2 Cars. EPC: B

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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



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
Conveniently located on a popular new residential development on the outskirts of Ledbury, 7 Elton Drive comprises a modern 2 bedroomed end of terrace house in a very pleasant end of cul de sac location enjoying a fine wooded outlook to the front. The property has the benefit of gas fired central heating and double glazing. There is off road parking and an enclosed rear garden.

The Accommodation Comprises:

Canopy Porch

With outside light.











Reception Hall

With composite double glazed front door. Single radiator. Built-in cloak cupboard housing an Ideal gas fired boiler. Wood effect laminate flooring.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Extractor fan.

Kitchen - 2.64m x 1.91m (8'8" x 6'3")

Fitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Tall storage cupboard. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and stainless steel chimney hood over. Plumbing for washing machine. Extractor fan. Double glazed window to front.

Sitting Room - 4.6m max. x 3.89m (15'1" x 12'9")

With two double radiators. TV point. Stairs to first floor. Wood effect laminate flooring. Double glazed double doors to rear garden.



Landing

With access to roof space.

Bedroom 1 - 3.91m x 2.82m (12'10" x 9'3")

With single radiator. Double glazed window to front with pleasant outlook.

Bedroom 2 - 3.91m max. x 2.21m plus door recess (12'10" x 7'3")

With built-in overstairs cupboard. Single radiator. Double glazed window to rear.

Bathroom

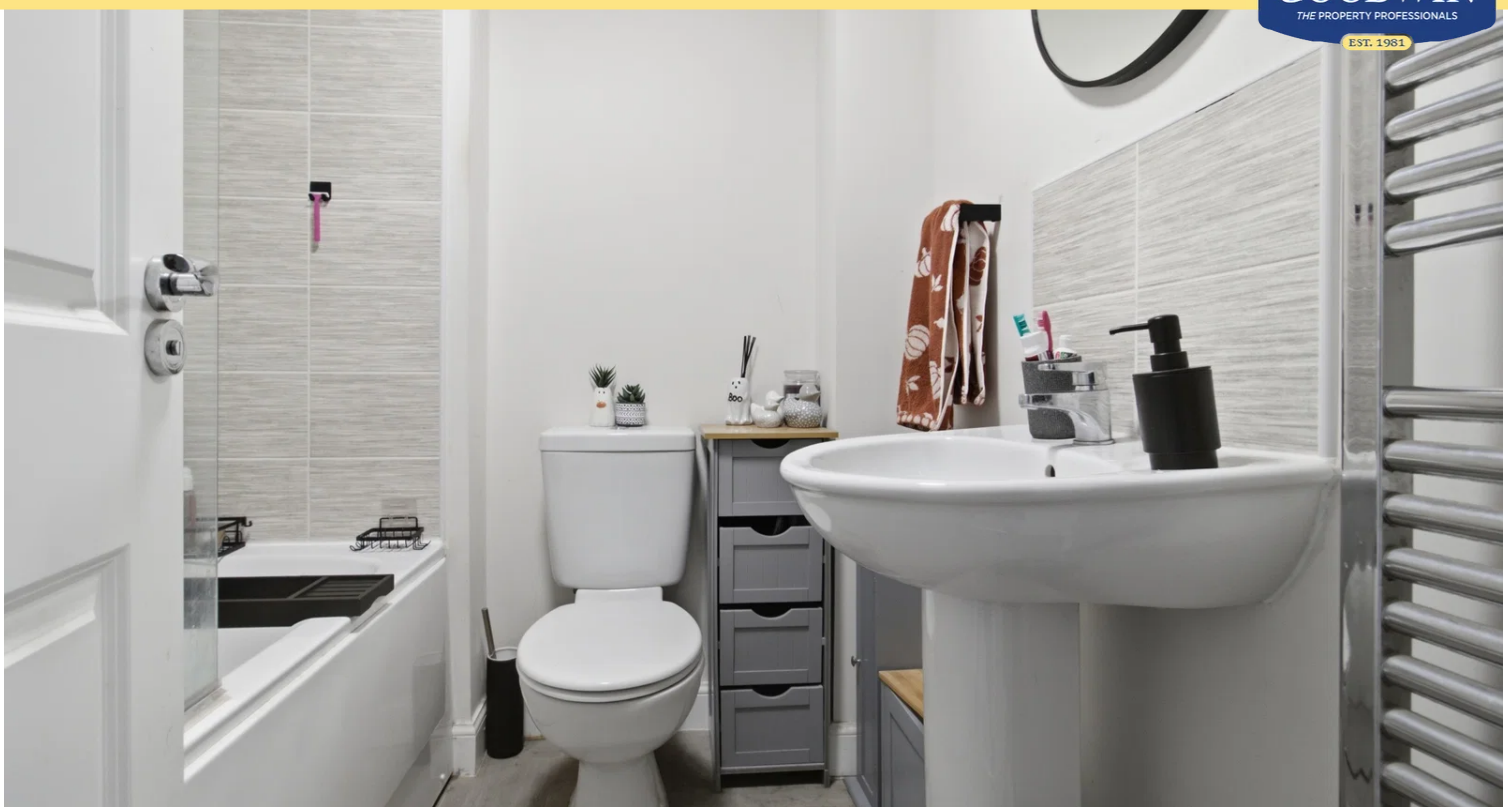
Fitted with a modern white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash basin with tiled splashback and a WC. Extractor fan. Chrome ladder radiator.

Outside

To the front of the property there are small slate beds and a tarmac hardstanding providing off road parking for two cars. A gateway to the side of the house gives access to an enclosed rear garden with paved terrace.







Services
We have been advised that all 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.

Tenure
We are advised (subject to legal confirmation) that the property is Freehold. It is understood that there is an estate service charge which is currently £145.32 pa.

Directions
From the agents Ledbury Office turn right and proceed to the end of New Street. At the traffic island take the first exit on the left and at the following island turn right into Kipling Road. Proceed for a short distance and then turn right into Elton Drive. Follow the road around to the left and the property will then be found on the left hand side.

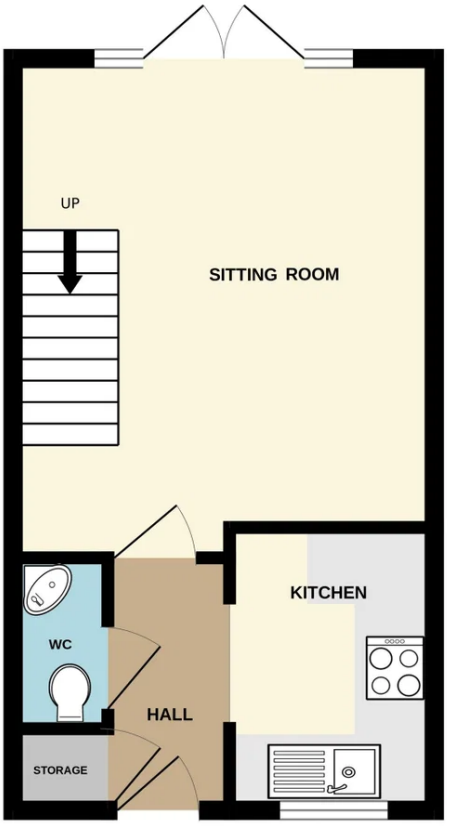
Viewing
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax
Band B

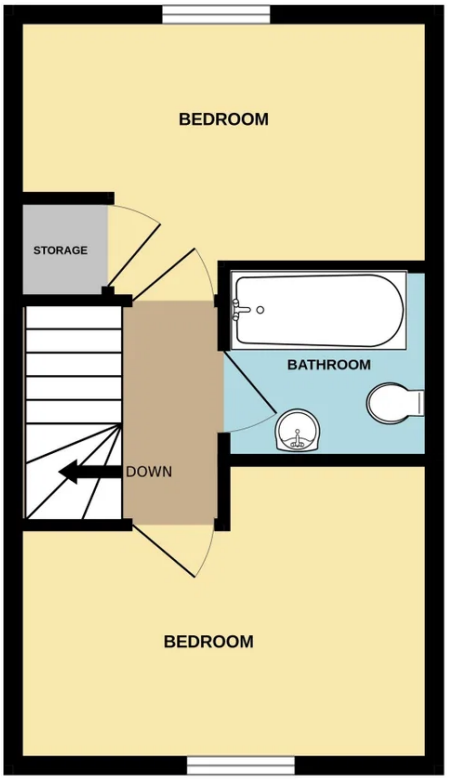




GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



Energy Performance Certificate
The EPC rating for this property is B (83)

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.

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 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 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.