

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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Conveniently Situated On A Popular Residential Road Within Walking Distance Of Ledbury Town Centre. Set Back From The Road Is A Well Appointed Three Bedroom Detached Property With Off Road Parking, Garage And Generous Enclosed Rear Garden.

EPC - E

Guide Price - £375,000

33 Albert Road, Ledbury, Herefordshire, HR8 2DN

3 1 1



33 Albert Road

Location & Description

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.

Property Description

A Well-Appointed Three-Bedroom Detached Home in a Prime Location Near Ledbury Town Centre

This attractive and thoughtfully maintained three-bedroom detached residence is ideally situated on a sought-after and well-established residential road, just a short and pleasant walk from the historic and bustling Ledbury town centre. Offering the perfect balance of convenience and tranquillity, the property is set back from the road, providing both privacy and a welcoming first impression.

Internally, the home offers well-proportioned and versatile living accommodation, ideal for modern family life or those seeking a comfortable downsizing opportunity. The layout flows seamlessly, with light-filled rooms and tasteful finishes throughout.

Externally, the property benefits from a private driveway providing off-road parking for multiple vehicles, as well as a single garage offering additional storage or workshop potential. One of the standout features of this home is the generous enclosed rear garden - a superb outdoor space that is primed for further development, currently a blank canvass for any purchaser to landscape to suit their own desires, be it a social space for entertaining, or secluded sun trap for relaxing.

With its prime location, ample outdoor space, and comfortable interior, this property presents a fantastic opportunity to acquire a home in one of Ledbury's most desirable areas.

The accommodation with approximate dimensions is as follows:

Front Exterior

The property is set back from the road via a generous paved garden which could also act as a pleasant seating area with well established and deep borders.

A tarmac tandem driveway offering off-road parking for multiple vehicles runs to the side of the property and leads to adjoining single garage.

A storm porch sits in front of a UPVC double glazed entrance door to the side aspect of the property.

Entrance Hall

A generous entrance and light entrance hallway with seven spot down light. Loft access. Radiator. Wooden laminate flooring. Underfloor heating. Doors into Bedrooms, Living/Dining Room, Kitchen and Bathroom.





Living/ Dining Room 4.99m (16ft 1in) x 3.64m (11ft 9in)

Situated to the rear aspect with double glazed sliding doors opening onto the garden patio. A double glazed window to the side aspect. Twelve spot down lights. Fireplace with tiled surround and inset electric fireplace. Radiator. Wood effect laminate flooring. Underfloor heating.

Kitchen 3.80m (12ft 3in) x 2.76m (8ft 11in)

A fully integrated, stylish kitchen with ceiling light point. Double glazed window to the rear aspect. Door opening into the Garage. A range of wall and base cupboards with inset Ceramic sink and draining unit with chrome mixer tap. Marble effect laminate worktop. Integrated 'Bosche' electric oven and four ring induction hob with over head extractor fan. Integrated Fridge/Freezer. Integrated 'AEG' dishwasher. Integrated 'Bosch' washing machine. Wooden laminate flooring. Radiator.



Bedroom 1 3.69m (11ft 11in) x 3.59m (11ft 7in)

A well proportioned double bedroom to the front aspect with double glazed window. Nine spot down lights. Radiator. Wooden laminate flooring. Underfloor heating.

Bedroom 2 3.59m (11ft 7in) x 3.23m (10ft 5in)

A further double bedroom with double glazed window to the side aspect. Nine spot down lights. Radiator. Wooden Laminate flooring. Underfloor heating.

Bedroom 3 2.76m (8ft 11in) x 2.68m (8ft 8in)

Four spot down lights. Double glazed window to the front aspect. Radiator. Wooden laminate flooring. Under floor heating.



Shower Room

A spacious family bathroom with obscure double glazed window with fitted blinds to the side aspect. Six spot down lights. Corner shower cubicle with chrome rainfall mains powered shower. Ceramic sink with chrome mixer tap inset into marble effect laminate worktop with under counter storage cupboards and low level toilet. Wall mounted 'Worcester Bosch' boiler. Separate generous storage cupboard. Tiled walls. Tile effect vinyl flooring.

Garage

With canopy door, power and water supply. Door to rear garden.

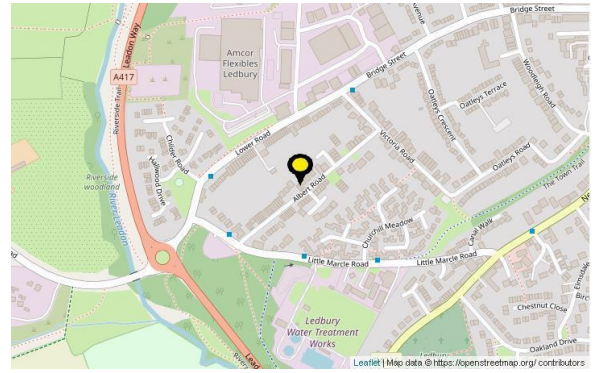
Garden

A generous rear garden with large patio and paved path leading to a further patio to the centre of the garden. A brick wall boundary runs to the left and rear of the property. The majority of the garden is laid to lawn and offers a blank canvass with scope to be landscaped to any purchasers needs and desires.



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 roughly half way down on the right hand side.



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.

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/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax

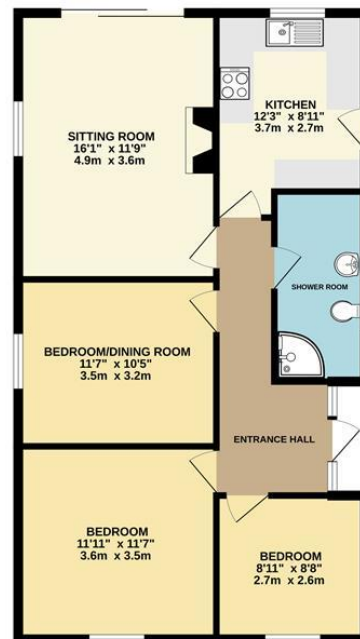
COUNCIL TAX BAND "C"

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

EPC

The EPC rating for this property is E (52).

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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 for any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 12.0.0

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.

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