



An Attractive And Well-Presented Three Double Bedroom Mid-Terrace Home, Arranged Over Three Floors, Featuring A Principal Suite With Dressing Area And En-Suite, A Modern Kitchen/Diner, Low-Maintenance Rear Garden, And A Separate Garage. Ideally Situated Within Walking Distance Of Ledbury Town Centre, Schools, And The Railway Station. Offered With No Onward Chain.

EPC - C

16 Masefield Avenue - Guide Price £280,000

Ledbury, Herefordshire, HR8 1BW



16 Masefield Avenue

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

Occupying a peaceful position within the popular residential setting of Masefield Avenue, this attractive mid-terrace freehold property offers spacious and versatile accommodation arranged over three floors. The home presents an excellent opportunity for prospective purchasers seeking a low-maintenance residence within walking distance of Ledbury town centre.

Internally, the property is well presented throughout, with well-proportioned rooms and a layout ideally suited to modern living. The accommodation extends over three levels, providing a clear distinction between living and sleeping areas, as well as offering privacy and flexibility for growing families or professional households.

Briefly comprising entrance hall with coat cupboard and ground floor WC. Kitchen to the front aspect and a Sitting/Dining room overlooking the garden. The first floor offers two double bedrooms to the front and rear and a family bathroom. The second floor boasts a generous first bedroom with separate dressing area and ensuite. A low maintenance rear garden with accessibility to a single garage and tandem driveway.

The accommodation with approximate dimensions is as follows:

Entrance Hallway

Obscure double glazed door into an entrance hallway with ceiling light point. Radiator. Laminate flooring. Stair case to the first floor. Coat cupboard. Door into Kitchen, Sitting/Dining Room, WC.

Sitting/Dining Room

Two ceiling light points. Double glazed French doors and windows to the rear aspect opening onto the garden. Wood effect laminate flooring. Electric fireplace with a composite surround and hearth. Under stairs storage cupboard. TV point.

Kitchen

A range of fitted wall and base units with a wood effect laminate worktop and inset composite sink and half sink drainer unit with a tiled backsplash in front of a double glazed window to the front aspect. Integrated electric oven with four ring gas hob. Four spot down lights. Radiator. Free standing dishwasher, washing machine and under counter refrigerator. Fitted shelving. Laminate flooring.





First Floor Landing

With ceiling light point. Radiator. Carpet. Staircase to the second floor.

Bedroom Two

A double bedroom to the rear aspect with double glazed window. Ceiling light point. Radiator. Carpet. Tv Point.

Bedroom Three

A further double bedroom with two double glazed windows to the front aspect. Ceiling light point. Radiator. Carpet.

Family Bathroom

With ceiling light point. Panelled bath with a tiled surround. Low level toilet. Wall mounted mirrored cupboard. Ceramic sink with undercounter storage and a tiled backsplash. Vinyl flooring. Radiator. Shaving point.



To The Second Floor

Landing with ceiling light point and carpet. Door into...

Principal Bedroom

With double glazed window to the front aspect. Ceiling light point. Two radiators. Boiler cupboard housing 'Worcester Bosch' boiler.

Open through into a dressing area with ceiling light point. Carpet Double glazed Velux window to the rear aspect. Space for wardrobes. Access into roof space. Door into...

Ensuite

With ceiling light point. Walk in mains powered double shower with a tiled surround. Radiator. Sink with undercounter storage cupboard and a tiled backsplash. Low level toilet. Shaving point. Double glazed Velux window to the rear aspect. Useful storage cupboard.



Outside and Garden

A pleasant and low maintenance rear garden with paved patio and path with gravelled borders. Step down via a feature trellis archway to a rear path leading to a separate single garage with fitted shelving. Power and electric and a canopy door opening to a tandem driveway.

The front garden is predominantly laid to lawn with a paved path stepping down to the front door.



Directions

From the agents office turn left at the traffic lights and proceed along the High Street and the Homend. Continue straight over the traffic lights at Tesco and then turn right just before the railway station into Masefield Avenue. Proceed up the hill and the property will be located in the far right hand corner.



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)

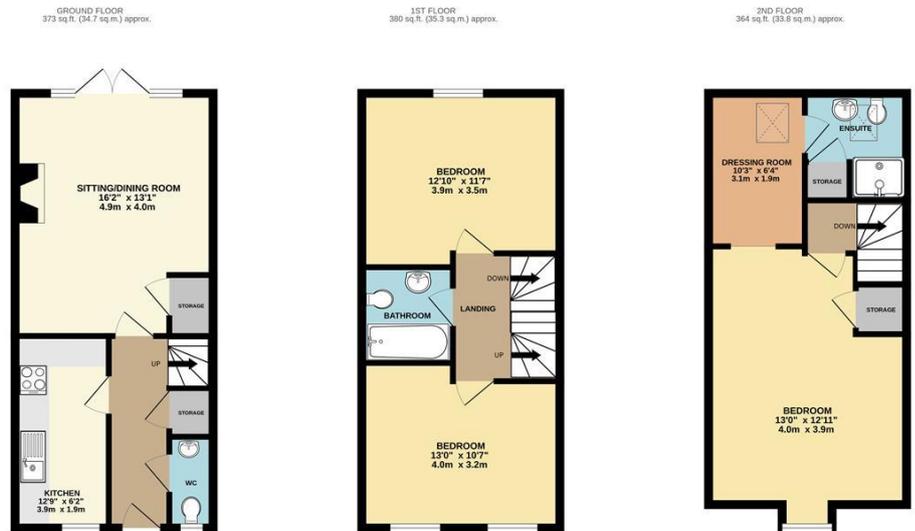
Council Tax

COUNCIL TAX BAND "D"

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 C (74).



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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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