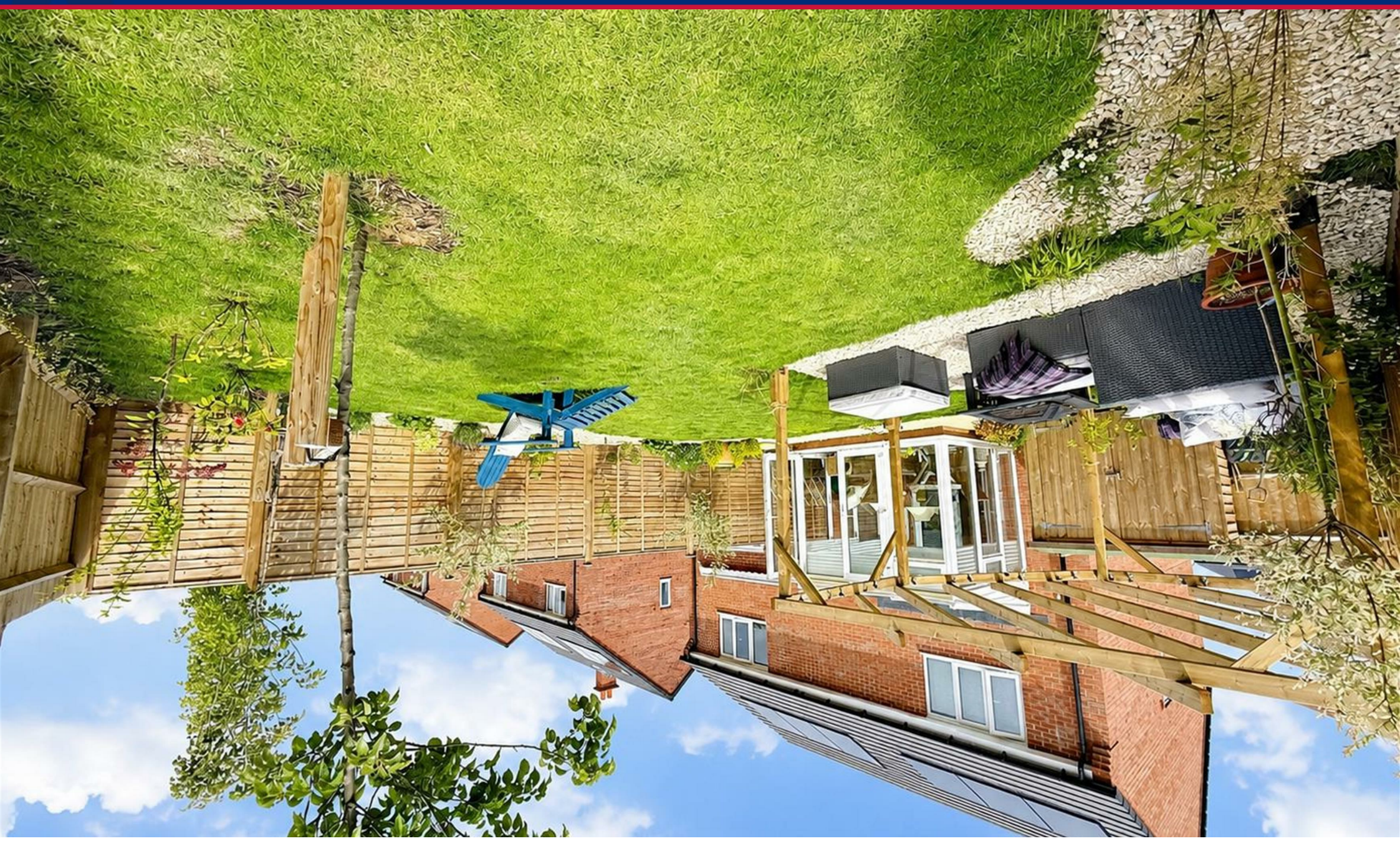
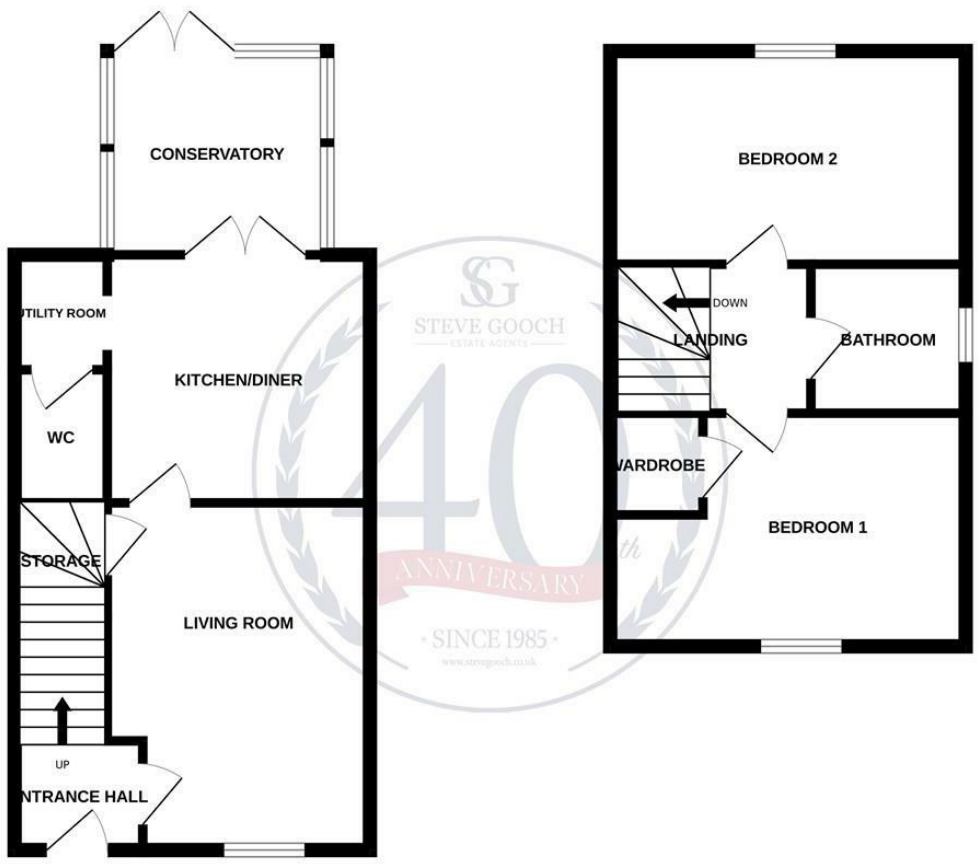
STEVE GOOCH
ESTATE AGENTS | EST 1985

8 Prairie Place
Ledbury HR8 1FT

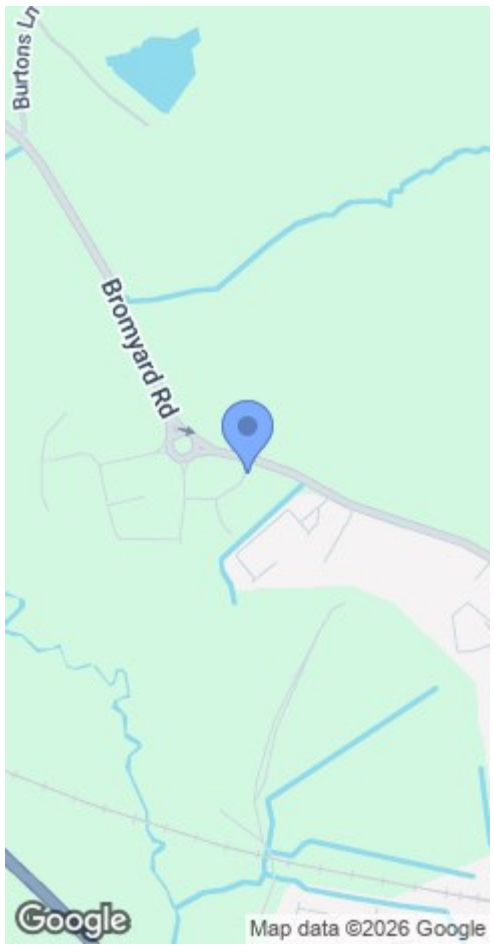


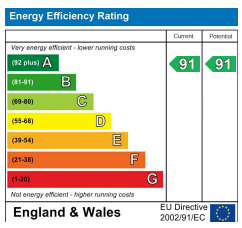
GROUND FLOOR

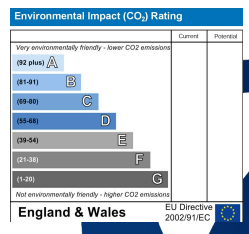


1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Offers In Excess Of £265,000

BUILT IN 2024 is this VERY WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE with CONSERVATORY, KITCHEN plus SEPARATE UTILITY AREA, GENEROUS ENCLOSED SOUTH FACING GARDENS with PERGOLA, OFF-ROAD PARKING, NINE YEARS NHBC GUARANTEE REMAINING, situated in a COUNTRYSIDE SETTING yet CLOSE TO THE HISTORIC MARKET TOWN OF LEDBURY, all being offered with NO ONWARD CHAIN.

Ledbury offers a wide range of local facilities including shops, schools, churches, hotels, doctors surgery, local hospital, recreational facilities and a main line railway station and theatre.

The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distance and the M50 motorway is approximately 4 miles south of the town.















Entrance via double glazed composite door into:

ENTRANCE HALL
Wood effect flooring, radiator.

LOUNGE
13'59 x 10'56 (3.96m x 3.05m)
Two radiators, under stairs storage cupboard, front aspect UPVC double glazed window. Wooden door into:

KITCHEN / DINING ROOM
10'10 x 9'85 (3.30m x 2.74m)
Range of base and wall mounted units, one and a half bowl single drainer sink unit with mixer tap over, built-in oven with four ring gas hob and extractor fan over, built-in fridge/freezer, built-in dishwasher, space for table and chairs, two radiators, wood effect Amtico flooring, opening into:

UTILITY AREA
Plumbing for washing machine, wall mounted unit, wall mounted Ideal gas-fired boiler. Door to:

CLOAKROOM
Wood effect Amtico flooring, wall mounted wash hand basin, low -evel WC, radiator, extractor fan.

CONSERVATORY
8'22 x 8'13 (2.44m x 2.44m)
UPVC construction, Italian tiled flooring, double UPVC doors leading out onto the rear garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Access to loft space, door into:

BEDROOM 1
13'75 x 10'28 (3.96m x 3.05m)
Radiator, door giving access to generous wardrobe with shelving, front aspect UPVC double glazed window.

BEDROOM 2
13'86 x 7'85 (3.96m x 2.13m)
Radiator, rear aspect window UPVC double glazed window overlooking the garden.

BATHROOM
7'12 x 5'02 (2.13m x 1.57m)
White suite comprising of panelled bath with shower over and fully tiled walls surrounding, low-level WC, wall mounted wash hand basin with tiled splashback, laminate flooring, extractor fan, side aspect frosted UPVC double glazed window.

OUTSIDE
To the front of the property, a slabbed pathway leads to the front door. There is off road parking for two vehicles to the right. A wooden gate gives access to the southerly facing rear garden, which is mainly laid to lawn, with covered seating area, a variety of newly planted decorative trees, outside tap, small patio area, all enclosed by hedging and fencing. There is also a wooden garden shed.

SERVICES
Mains electric and water, gas and drainage.

The property benefits from having its own solar panels which is offset against the cost of the electricity.

AGENT'S NOTE
A charge of approximately £80 per annum is payable to cover maintenance of the communal areas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water.

LOCAL AUTHORITY
Council Tax Band: B
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Ledbury, head out of town with the train station on your right hand side. Proceed under the railway bridge along the B4214 towards Bromyard. Continue along this road for just under a mile where the entrance into the new estate can be found on your left hand side. Take this turning into Viaduct Avenue and take the first left hand turning into Prairie Place, where the property can be found on your right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.