

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



4 Hallwood Drive, Ledbury, Herefordshire HR8 2FY

Guide Price: £225,000

A Recently Redecorated Modern 2 Bedroomed Semi-Detached House In A Very Convenient Location On The Outskirts Of Town Benefiting From Gas Fired Central Heating, Double Glazing And New Fitted Carpets With Enclosed Rear Garden And Off Road Parking. EPC: D No Chain

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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





Ledbury is a thriving and expanding town which has a good range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station. 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.

4 Hallwood Drive comprises a modern semi-detached house very conveniently located in a popular residential location on the outskirts of Ledbury.

The property benefits from gas fired central heating and double glazing. It has also been recently redecorated and has had new floor coverings fitted.

ACCOMMODATION:

Canopy Porch
With outside light.

Reception Hall
With double glazed front door. Single radiator. Newly fitted carpet.

Cloakroom
Having a wash basin with tiled splashback and a WC. Extractor fan. Single radiator. Newly fitted vinyl flooring.





Kitchen 2.63m (8ft 6in) x 2.27m (7ft 4in)

Fitted with a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and integral extractor over. Plumbing for washing machine. Wall mounted gas fired boiler. Double glazed window to front. Newly fitted vinyl flooring.

Sitting Room 4.75m (15ft 4in) x 3.64m (11ft 9in)

With TV point. Double radiator. Stairs to first floor. Understairs cupboard. Double glazed window to rear. Double glazed sliding doors to rear garden. Newly fitted carpet.

Landing

With single radiator. Access to roof space. Airing cupboard with lagged cylinder. Newly fitted carpet.

Bedroom 1 3.66m (11ft 10in) x 2.68m (8ft 8in) plus recess

With single radiator. Two double glazed windows to front. Newly fitted carpet.

Bedroom 2 3.64m (11ft 9in) x 2.66m (8ft 7in)

With single radiator. Double glazed window to front. Newly fitted carpet.

Bathroom

Having a panelled bath with tiled surrounds, wash basin with tiled splashback and a WC. Extractor fan. Single radiator. Double glazed window to rear. Newly fitted vinyl flooring.



Outside

To the front of the property there is an area of lawn with plants and shrubs. A driveway provides off road parking.

A gateway to the side of the house gives access to an enclosed rear garden which is mainly laid to lawn with further shrubs.

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.

Directions

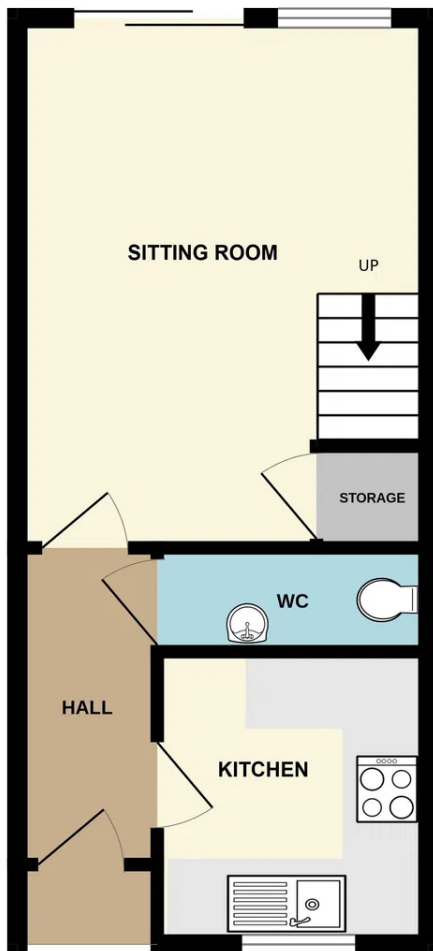
From the agents Ledbury office turn left at the traffic lights and proceed along the High Street. Turn left into Bye Street and continue into Bridge Street and Lower Road. Turn right towards the end of Lower Road into Childer Road and then turn left into Hallwood Drive. The property will then be found on the right hand side.

Viewing

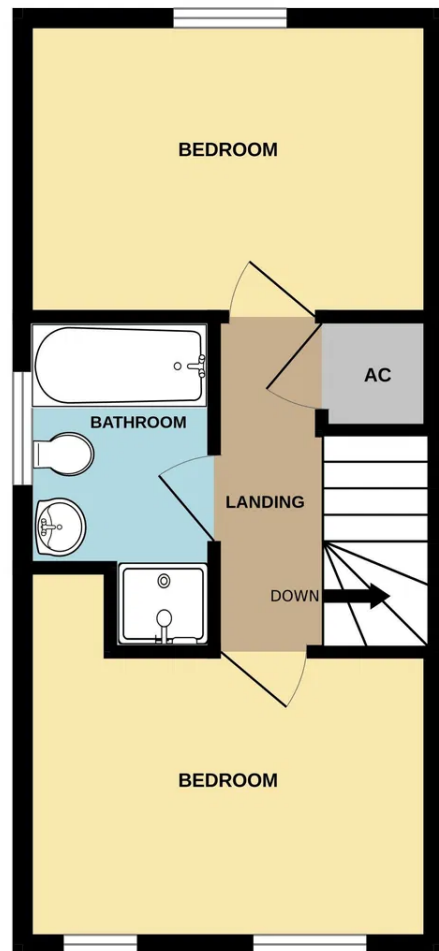
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.





Council Tax
Band B

Energy Performance Certificate
The EPC rating for this property is D (68)

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.