

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 6 Warren Drive, HR8 2HJ

Guide Price **£250,000**

A spacious three-bedroom family home with generous low-maintenance gardens, carport and countryside views, ideally placed for Ledbury town centre and local schools. EPC - D

**Bedrooms: 3 | 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







A well-proportioned and versatile family home, ideally situated on Warren Drive within easy reach of Ledbury town centre and local schooling. The property offers generous accommodation arranged over two floors, including three bedrooms, a useful study, well-equipped kitchen, spacious sitting/dining room and family bathroom, together with a practical boot room and useful storage. The west-facing first-floor window enjoys lovely views across the surrounding countryside, while the combination of reception space and additional study makes this an ideal home for modern family life.

A particular feature is the generous, low-maintenance rear garden, thoughtfully arranged with paved and terraced seating areas, established flower borders, useful sheds and log stores, together with a well-appointed greenhouse. The front garden provides further established planting, while a useful carport offers power, lighting and a concrete base. Warren Drive is conveniently positioned for access to Ledbury town centre, with its excellent range of shops, cafés, pubs and everyday amenities, whilst local schools are also within easy reach, making this an appealing choice for families seeking a well-connected home with plenty of outside space.

**Directions** - From The Agents office, turn left onto New Street and immediately right at the traffic lights onto The Southend. Continue down, taking a right hand turning into Mabels Furlong. Take the first left onto Warren Drive, where the property is located around the bend on the right hand side.







**Entrance Hall** - An obscure-glazed entrance door opens into the entrance hall, with carpeted flooring, stairs rising to the first floor, radiator and glazed door leading through to the kitchen.

**Kitchen** - The kitchen is situated to the rear of the property and enjoys a rear-facing window, with inset spotlighting and a range of fitted wall and base units incorporating laminate work surfaces and an inset one-and-a-half bowl sink with drainer. Integrated four-ring electric hob with tiled splashback and eye-level electric double oven. Tiled flooring, radiator, space and plumbing for washing machine and space for fridge/freezer. Useful understairs storage cupboard and boiler cupboard housing a Worcester combi boiler. Door leading through to the dining/sitting room.

**Sitting Dining Room** - A generous reception room with large front-facing window and sliding doors opening onto the rear garden. Feature electric fireplace with wooden surround and recessed display areas to either side. Television point, carpeted flooring, radiator and ceiling light point.

**Study** - A useful study with wood-effect laminate flooring, front-facing window, radiator and fitted spotlighting. Wood-effect laminate wall panelling and fitted bench seating. Glazed door leading through to the boot room. Further cupboard housing the fuse board.

**Boot Room** - A practical boot room with glazed doors providing access to both the front and rear, carpet-tiled flooring, fitted shelving and useful storage cupboard. Strip lighting and fuse board.

**First Floor Landing** - The first floor landing benefits from a west-facing picture window enjoying far-reaching views across the surrounding countryside. Carpeted flooring and radiator.





**Bedroom 1** - A well-proportioned double bedroom with front-facing window, carpeted flooring, radiator and ceiling light point. Useful over-stair cupboard and fitted double wardrobe.

**Bedroom 2** - A further double bedroom with front-facing window, carpeted flooring, radiator and ceiling light point. Useful over-stair wardrobe cupboard with radiator.

**Bedroom 3** - A generous single bedroom with rear-facing window, carpeted flooring, radiator, ceiling light point and wardrobe cupboard.

**Cloakroom** - Low-level WC, ceiling light point and obscure rear-facing window. Wood-effect vinyl flooring.

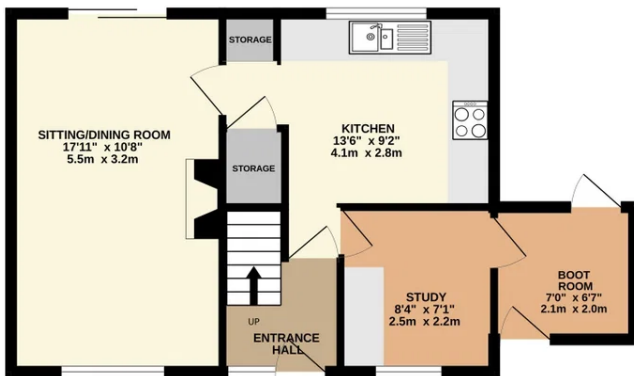
**Bathroom** - The bathroom has an obscure side-facing window and is fitted with a panelled bath with tiled surround and Triton electric shower over, pedestal wash hand basin with cupboard beneath, chrome mixer tap, ceiling light point and chrome heated towel rail. Wood-effect vinyl flooring.

**Outside and Garden** - The rear garden is approached via a concrete pathway leading to a paved patio, with a range of useful sheds and log stores. A further concrete pathway leads down through the garden to a low-maintenance area incorporating terraced patios and established flower borders. To the rear is a well-appointed greenhouse. To the front, a concrete pathway leads to the property with lawns to either side, complemented by established shrub borders. Steps descend to a deep storm porch and provide access to the front patio. A set of steps leads to the wooden carport, which benefits from power and lighting and a concrete base, together with further useful external storage. Outside lighting and an external tap are also provided.

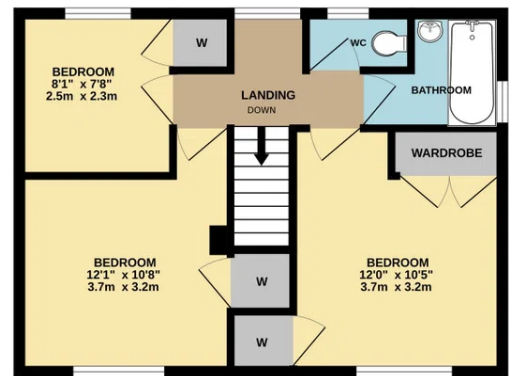




GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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 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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**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.

**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.

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

**Council Tax Band** - COUNCIL TAX BAND: C

**Energy Performance Certificate** - The EPC rating for this property is D (66)