

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



10 Warren Drive, Ledbury, Herefordshire HR8 2HJ

Guide Price: £175,000

Offering Considerable Potential A 2 Bedroomed Semi-Detached House In Need Of Updating Situated In A Convenient Cul De Sac Location Benefiting From Gas Central Heating And Double Glazing With Enclosed Rear Garden. No Chain. EPC: D

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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





Location

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.

Description

10 Warren Drive comprises a 2 bedroomed semi-detached house conveniently located in a popular cul de sac on the outskirts of Ledbury.

Offering considerable potential, the property is in need of updating and improvement and benefits from gas fired central heating and double glazing.

The accommodation comprises:

Entrance Porch

Reception Hall

With double glazed front door and side panel. Single radiator. Stairs to the first floor.





Sitting Room - 5.92m x 3.35m max. (19'5" x 11'0")

Having a feature fireplace with fitted coal effect living flame gas fire. Double radiator. Double glazed window to front. Double glazed sliding patio doors to the rear garden. Connecting door to kitchen.

Kitchen - 3.58m max. x 2.29m (11'9" x 7'6")

Fitted with a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring ceramic hob and canopy hood over. Plumbing for washing machine. Built-in understairs cupboard. Double glazed window to rear. Half-glazed door to side giving access to:

Covered Utility Area - 3.12m x 2.39m (10'3" x 7'10")

With fitted cupboard, storeroom off and doors to front and rear.

Landing

With access to roof space. Double glazed window to side.

Bedroom 1 - 4.34m x 2.72m (14'3" x 8'11")

With built-in cupboard. Double radiator. Double glazed window to front.



Bedroom 2 - 3.15m max. x 3.07m (10'4" x 10'1")

With built-in cupboard housing a Worcester gas fired combination boiler. Double glazed window to rear.

Shower Room

Fitted with a white suite comprising a tiled shower cubicle, wash basin and a WC. Wall mounted electric heater. Double glazed window to rear.

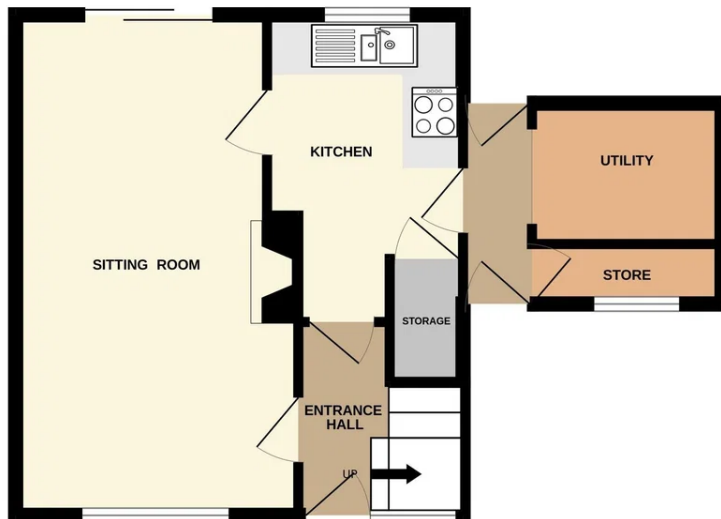
Outside

To the front of the property there is stone terracing and a selection of plants and shrubs. To the rear there is an enclosed garden arranged with a large paved and stone terrace and further plants and shrubs. There is a wooden garden shed and useful outside tap.

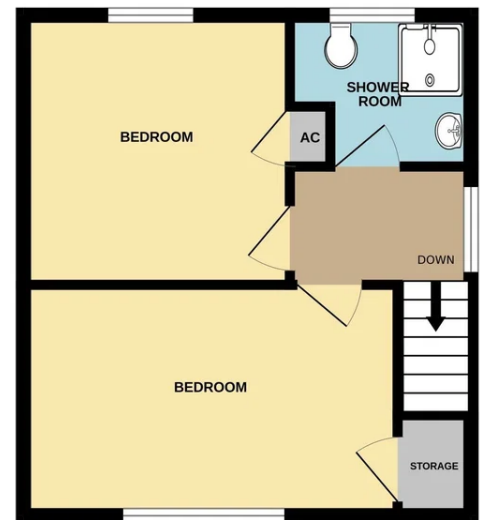
Services

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.





GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.

**Tenure**

We are advised (subject to legal confirmation) that the property is Freehold.

Directions

From the agents Ledbury office turn right at the traffic lights into The Southend. Turn right into Mabels Furlong and then left into Bray Avenue. Proceed up the hill and bear right at the T junction into Warren Drive. The property will be found on the right hand side.

Viewing

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

Council Tax

Band B

Energy Performance Certificate

The EPC rating for this property is D (61)

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.