

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



4 Elton Drive, HR8 2GS

Fixed Price **£117,500**

A Well Situated Two Double Bedroom End Terraced Property With Off Road Parking For Two Vehicles Enjoying An Enjoyable Outlook And Benefitting From Gas Fired Central Heating And Double Glazing With Enclosed Rear Garden. EPC - B

Bedrooms: 2 | 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



The property is a modern end-terrace home, ideally situated within a popular Barratt Homes development on the outskirts of Ledbury.

The accommodation benefits from gas-fired central heating and double glazing. The ground floor comprises a canopy porch, entrance hall, cloakroom with WC, modern kitchen, and a lounge dining room. Upstairs, the landing leads to two double bedrooms to the front and rear aspects and a bathroom with WC.

Externally, the property offers off-road parking for two vehicles and an enclosed rear garden with useful metal garden shed and gated side access.

The house is currently available on a 50% shared ownership basis (with Platform Housing) at £117,500.

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.





Entrance Hall Composite front door into entrance hall with ceiling light point. Open into kitchen. Boiler cupboard with coat hanging space and 'Logic' combination boiler and fuse board.

Stone tiled flooring. Radiator. Door into Lounge/Diner and WC.

Kitchen With four spot down lights. Double glazed window with fitted blinds to the front aspect. A range of wall and base units with a granite effect laminate worktop and upstands. With inset four ring gas hob, undercounter electric oven and over head extractor fan. Inset stainless steel sink and draining unit with chrome tap. Stone tiled flooring. Space for fridge freezer and washing machine.

Lounge/Diner With two ceiling light points. Double glazed French doors and window unit to the rear garden. Two radiators. Carpet. Open to the staircase with under stairs recess. TV point.

WC Ceiling light point. Corner sink with chrome mixer tap. Low level toilet. Stone tiled flooring. Radiator. Extractor fan.

First Floor Landing With ceiling light point. Access into the roof space. Doors into all rooms. Carpet.



Bedroom One A double bedroom with double glazing to the front aspect with a pleasant view over green space. Ceiling light point. Carpet. Radiator.

Bedroom Two A further double bedroom with double glazed window with fitted blind to the rear aspect. Ceiling light point. Radiator. Built in over stairs cupboard. Carpet.

Family Bathroom With panelled bath with over head mains powered rainfall shower and a tiled surround. Ceiling light point. Ceramic sink with chrome taps. Low level toilet. Chrome heated towel rail. Tile effect vinyl flooring. Extractor fan.

Garden and Outside

A rear paved patio in front of an area laid to lawn with a well stocked raised border to the left hand side. with a useful metal garden shed to the far corner, offering excellent garden storage. Gated side access onto a shared paved path leading to the front garden and driveway.

Tarmac double driveway offering parking for two vehicles with a border to the rear with mature shrub planting. A front garden laid to lawn with feature tree with paved path running to the front door. Outside water and lighting are available.

Opposite the front door is a pleasant and open green space, perfect for dog walkers or those with children.





Directions - From the agents Ledbury Office turn right and proceed to the end of New Street. At the traffic island take the first exit on the left and at the following island turn right into Kipling Road. Proceed for a short distance and then turn right into Elton Drive. The property will then be located on the left hand side.

Services - We have been advised that mains all 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.

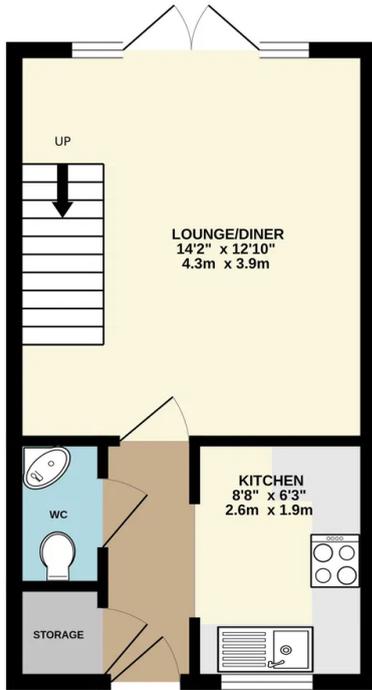
Viewing - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Tenure - We are advised that the property is currently Leasehold. The property is held on a 125 year lease from December 2020.

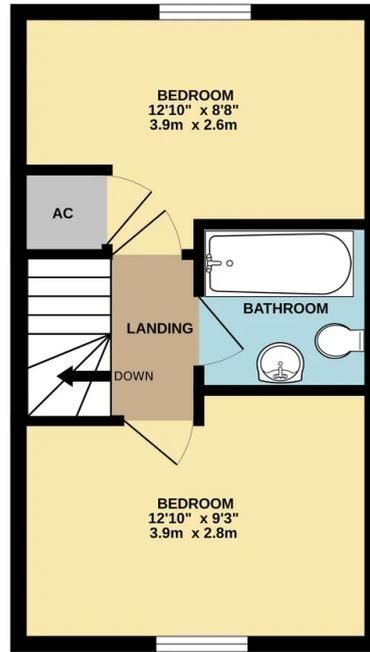
Rent of £288.14 per month payable to platform housing
Service Charge of £30.90 paid per month



GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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.

Council Tax - COUNCIL TAX BAND: B

The **EPC** rating for this property is **B (83)**

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.
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