JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

A DECEPTIVELY SPACIOUS TERRACED HOUSE CONVENIENTLY LOCATED IN A POPULAR VILLAGE BENEFITING FROM DOUBLE GLAZING WITH 2 RECEPTION ROOMS AND 2 BEDROOMS, OFF ROAD PARKING TO THE FRONT AND ENCLOSED GARDEN TO THE REAR

EPC: E

Guide Price: £210,000

19 Summerpool, Bishops Frome, Worcester, Herefordshire WR6 5AZ

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RICS

19 SUMMERPOOL

Location

19 Summerpool is located in the popular village of Bishops Frome where there is a community shop, church, two public houses, sports field and the interesting Hop Pocket shopping complex.

The property is conveniently placed, being within striking distance of a number of major centres including the towns of Bromyard, Malvern, Ledbury and the cities of Hereford and Worcester. There are mainline railway stations at Worcester, Hereford, Malvern and Ledbury. The M5 can be accessed at Worcester and the M50 to the south of Ledbury.

Property Description

Enjoying a pleasant rear outlook a spacious terraced house conveniently located in a cul de sac in the centre of the village.

The accommodation benefits from double glazing and is arranged on the ground floor with a good sized enclosed entrance porch, two reception rooms, one with a fitted log burner, and a fitted kitchen. On the first floor the landing gives access to two bedrooms and a bathroom with WC.

Outside there is off road parking to the front and an enclosed garden to the rear which backs onto a play area.

ACCOMMODATION:

Enclosed Entrance Porch

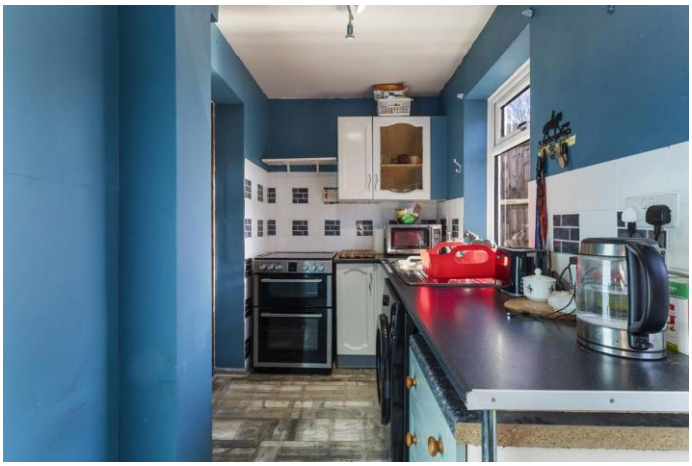
With double glazed front door. Quarry tile floor. Double glazed window to front. Glazed door to:

Sitting/Dining Room 4.62m (14ft 11in) x 4.03m (13ft) max.

Having a feature fireplace with wooden surrounds. TV point. Laminate flooring. Staircase to first floor. Openings through to the living room. Double glazed window to rear overlooking the garden.

Living Room 4.62m (14ft 11in) x 3.38m (10ft 11in)

With a feature fireplace housing a wood burning stove. Double radiator. Useful built-in understairs cupboard. Double glazed window to front. Opening through to the kitchen.



Kitchen 4.16m (13ft 5in) x 1.63m (5ft 3in)
Fitted with a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Cooker point. Laminate flooring. Double glazed window to rear with outlook over garden. Double glazed door giving access to the rear garden.

Landing
With laminate flooring. Access to roof space. Double glazed window to rear with pleasant outlook.

Bedroom 1 4.62m (14ft 11in) x 3.13m (10ft 1in) max.
With double radiator. TV point. Double glazed windows to front and rear with pleasant outlook.

Bedroom 2 3.44m (11ft 1in) max. x 2.82m (9ft 1in)
Having a built-in cupboard with hanging rail. Airing cupboard containing a lagged cylinder with electric immersion heater. Single radiator. Double glazed window to front.

Bathroom
Fitted with a white suite comprising a panelled bath with shower over and tiled surrounds, inset wash basin with cupboard under and a WC. Chrome ladder radiator. Double glazed window to rear.

Outside
To the front of the property a large gravel driveway provides off road parking.

To the rear there is an enclosed garden which is pleasantly arranged with a terrace, area of lawn, block paved pathways with stone borders and a raised flowerbed. There is a useful shed, outside light and tap.

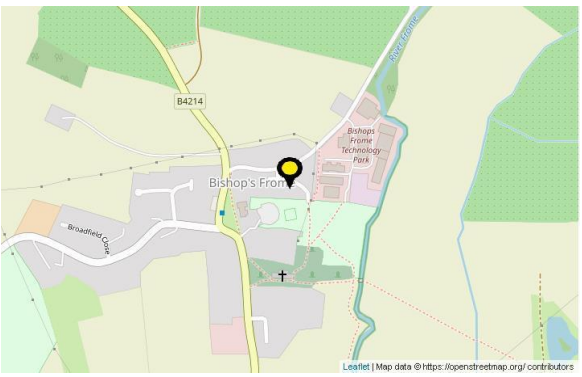
A gateway at the bottom of the garden provides rear pedestrian access.

Services
We have been advised that mains water, electricity and drainage 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 infer 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 Agent's Ledbury Office turn left at the traffic lights and proceed along the High Street and Homend. Continue straight over the traffic lights by the railway station onto the B4214 Bromyard Road and continue out of Ledbury. Proceed through the village of Staplow and at the sharp right hand bend fork left continuing along the B4214 signposted to Bromyard and Bishops Frome. Continue to the end of this road and then proceed straight over the staggered crossroads signposted to Bishops Frome. In the centre of the village turn right just after the village green into Summerpool (sign posted to Acton Beauchamp). Proceed for a short distance and turn right again and then follow the road around to the left. The property will then be found immediately on the right hand side.



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 formerly 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.

Viewing

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

Council Tax

COUNCIL TAX BAND "B"

EPC

The EPC rating for this property is E (42)

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EST. 1981

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