

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



29 Ferndown Road, Ledbury, Herefordshire HR8 2XH

Guide Price: £280,000

A Semi-Detached Bungalow In A Pleasant End Of Cul de Sac Location Benefiting From Gas Fired Warm Air Heating And Extensive Double Glazing With 2 Bedrooms, 2 Reception Rooms, Refitted Wet Room, Enclosed Rear Garden And A Single Garage. EPC: E No Chain

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2



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 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.

The property comprises a semi-detached bungalow conveniently located in a popular cul de sac within Ledbury. The accommodation benefits from gas fired warm air central heating and extensive double glazing. There is driveway parking, a single garage and an established garden which is enclosed to the rear.

Canopy Porch With outside light.

Reception Hall With double glazed front door. Two built-in cupboards. Airing cupboard with lagged tank. Access to roof space.

Sitting Room - 6.17m x 3.66m (20'3" x 12'0") Having a feature decorative fireplace with fitted pebble effect electric fire and wooden surrounds. Single glazed double doors to rear garden.

Dining Room/Study Off - 2.64m x 2.13m (8'8" x 7'0") With serving hatch to kitchen. Single glazed window to rear with outlook over garden.





Kitchen - 3.28m x 2.64m (10'9" x 8'8") Fitted with a stainless steel sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Plumbing for washing machine. Gas fired warm air boiler. Double glazed window and door to side.

Bedroom 1 - 4.98m x 2.72m (16'4" x 8'11") With built-in double wardrobe. Double glazed box bay window to front.

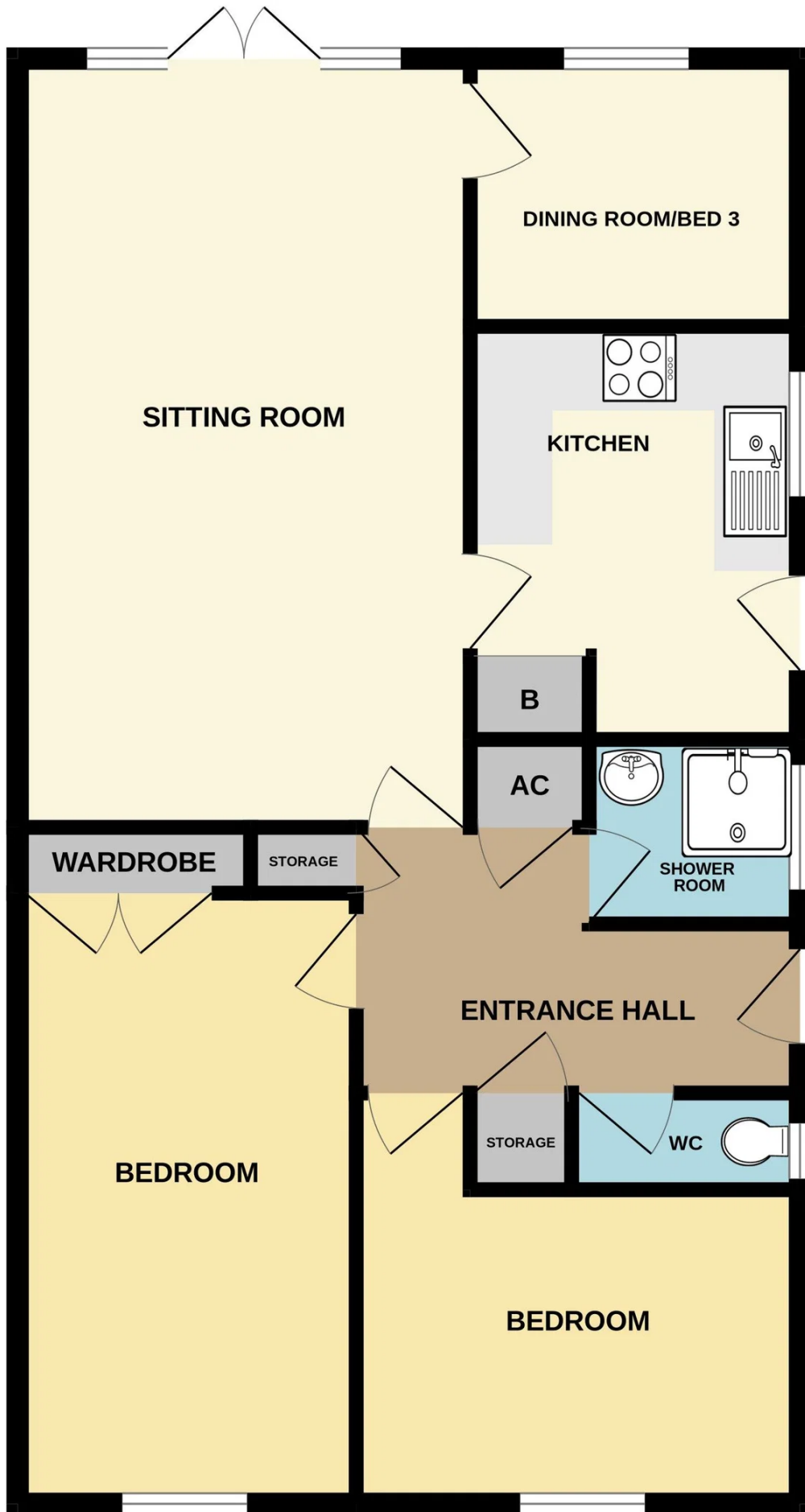
Bedroom 2 - 3.56m x 2.39m plus door recess (11'8" x 7'10" plus door recess). With double glazed window to front.

Wet Room. With a fitted shower and wash basin. Extractor fan. Extensive tiled surrounds. Double glazed window to side.

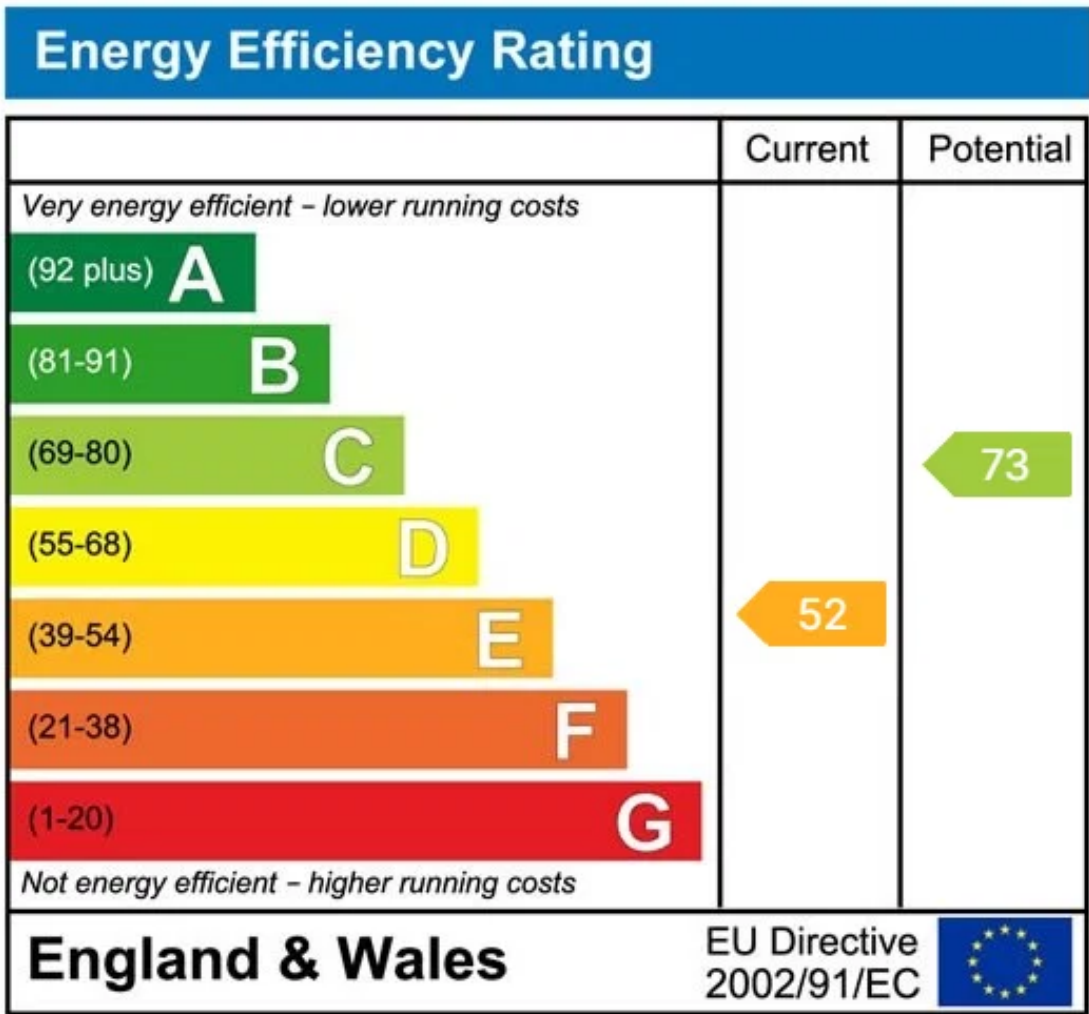
Separate WC. With half tiled surrounds. Double glazed window to side.

Outside. To the front of the property there is an area of lawn and a selection of established plants and shrubs. A driveway to side provides off road parking and gives access to a single garage. There is a useful outside tap. A gateway off the drive gives access to an enclosed rear garden which is arranged with a paved terrace, lawn and further plants and 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.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.



Tenure

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

Directions

From the Ledbury office turn right at the traffic lights and proceed along the Southend. Turn right into Biddulph Way, proceed down the hill and turn right into Ferndown Road. Continue to the 'T' junction and turn right and the property will be found on the left hand side.

Viewing

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

Council Tax

Band C

Energy Performance Certificate

The EPC rating for this property is E (52)

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.