

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A Modern 3 Bedroomed End Of Terrace House In A Popular Residential Location Benefiting From Gas Fired Central Heating And Double Glazing With Enclosed Rear Garden, Garage And Off-Road Parking.

EPC: C

No Chain

12 Gibson Road – Guide Price £275,000

Ledbury, Herefordshire, HR8 2US



12 Gibson Road

Location & Description

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.

Property Description

Located in the ever-popular New Mills development on the edge of the historic market town of Ledbury, this well-presented three-bedroom end-of-terrace property offers modern living in a peaceful residential setting-perfect for first-time buyers, young families or downsizers alike.

The accommodation comprises a bright and spacious living room to the front of the property, leading through to a stylish open-plan kitchen/diner with French doors opening onto a private rear garden-ideal for entertaining or family meals. Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom, a second double, and a versatile single bedroom or home office. A contemporary family bathroom completes the first floor.

Outside, the property benefits from an enclosed rear garden, mostly laid to lawn with a patio seating area, as well as side access and allocated private tandem driveway and garage.

Positioned within easy reach of Ledbury's vibrant town centre, the property enjoys excellent access to local shops, schools, amenities, and transport links-including Ledbury train station and nearby road links to the M50 and Hereford.

The accommodation with approximate dimensions is as follows:

Entrance Hallway

With ceiling light point, Staircase. Radiator. Wooden laminate flooring. Doors to Living room and WC.

Living Room 4.59m (14ft 10in) x 3.13m (10ft 1in)

With double radiator. TV point. Understairs recess. Double glazed window to front. Electric fire with marble surround and hearth.

Dining Kitchen 4.59m (14ft 10in) x 3.13m (10ft 1in)

With four spot down lights and ceiling light point. A well appointed kitchen with wall and base units with a stone





effect vinyl worktop and inset ceramic sink and half sink drain unit. Integrated electric oven and four gas hob with over head extractor fan. Space for fridge freezer, washing machine and slim line dishwasher. Double glazed window and French doors to the rear. Radiator. Tile effect laminate flooring.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Obscure double glazed window to front.

To the First Floor

Landing featuring an airing cupboard with hot water cylinder. Access to roof space. Ceiling light point. Carpet.

Bedroom One 3.80m (12ft 3in) x 2.51m (8ft 1in)

With built-in double wardrobe. Single radiator. Double glazed window to rear. Recently laid carpet. Ceiling light point.

Bedroom Two 3.41m (11ft) x 2.61m (8ft 5in)

With built-in cupboard. Single radiator. Double glazed window to front. Carpet. Ceiling light point.

Bedroom Three 2.82m (9ft 1in) x 2.01m (6ft 6in)

With single radiator. Double glazed window to rear. Carpet. Ceiling light point.

Bathroom

Fitted with a white suite comprising a panelled bath with mains shower over and tiled surrounds, wash basin and a WC. Extractor fan. Obscure double glazed window to front. Chrome heated towel rail. Wood effect vinyl flooring.

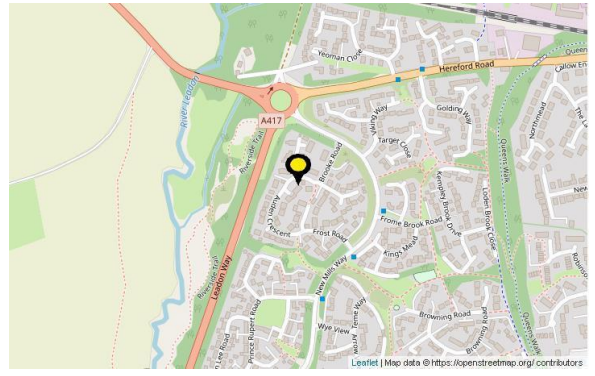
Garden

With paved stone patio and split level decked area, offering an excellent socialising space. An area laid to lawn with deep established borders and shrubs. Garden shed. Outside water supply. Access to garage with a front facing canopy door and power.

To the front is a paved tandem driveway and gravelled front garden with a slate border.

Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights by Tesco and then turn left at the traffic by the railway station onto the Hereford Road. At the roundabout take the first exit into New Mills Way, proceed for a short distance and take the first right into Brooke Road. Continue to the 'T' Junction with Gibson Road and the access driveway to number 12 will be found shortly on your right hand side.



Services

We have been advised that 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.

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.

Viewing

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

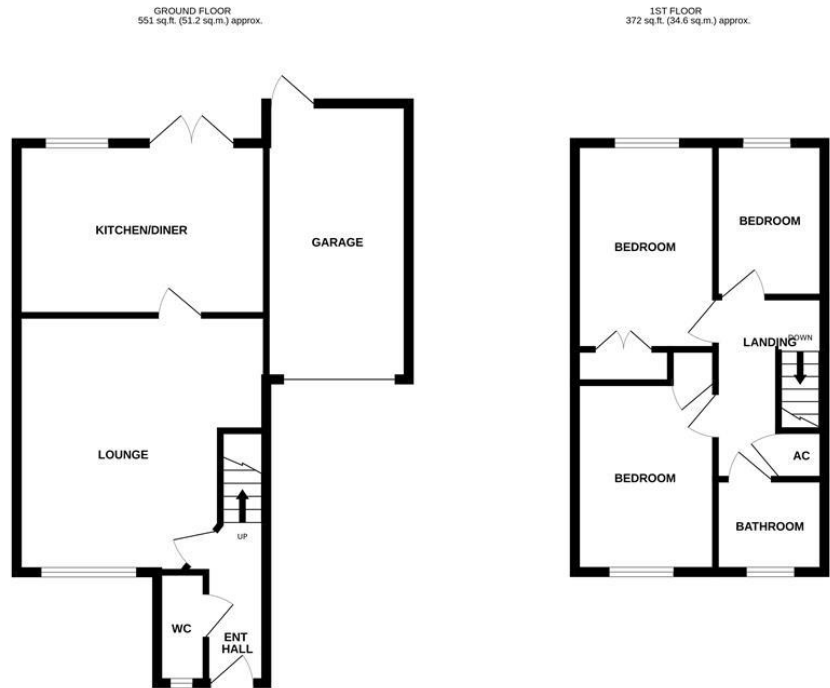
Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (69).



Ledbury Office
01531 634648
3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

