JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









2 Foxdene, Ledbury, Herefordshire HR8 2UY

Guide Price: £300,000

A Modern Well Appointed Semi-Detached House Conveniently Located In A Small Cul De Sac Benefiting From Gas Fired Central Heating And Double Glazing With 3 Bedrooms (1 Ensuite), Fitted Dining Kitchen With Integral Appliances, Parking For 2 Cars And An Enclosed Rear Garden. EPC: B No Chain

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Regulated by RICS®

01531 634648
Ledbury Office
ledburysales@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS

3-7 New Street, Ledbury, Herefordshire, HR8 2DX
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.

Built in 2019, 2 Foxdene comprises a modern semi-detached house conveniently located in a small cul de sac of just three properties in a popular residential location within in Ledbury. The well presented accommodation benefits from gas fired central heating and double glazing, and there are attractive oak internal doors.
There is parking space tor two cars to the front of the property and an enclosed garden to the rear.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With composite double glazed front door. Built-in cloak cupboard. Single radiator. Attractive oak flooring. Stairs to first floor.











Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Extractor fan. Single radiator. Oak flooring. Double glazed window to front.

Dining Kitchen - 4.8m x 3.15m (15'9" x 10'4")

Well fitted with a range of contemporary coloured units comprising a 1½ bowl ceramic sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Wooden worktops with matching upstands. Built-in double oven. Fitted 4-ring gas hob with stainless steel chimney hood over. Integral dishwasher and washing machine. Integral fridge freezer. Double radiator. Oak flooring. Double glazed window to front.

Sitting Room - 5.36m x 3m (17'7" x 9'10")

Having a feature fitted wall unit with cupboards and open shelving. Double radiator. Large walk-in understairs cupboard. Newly fitted carpet. Two double glazed windows to rear. Double glazed double doors to rear garden.

Landing

With cupboard housing a Worcester gas fired boiler. Access to roof space.



Bedroom 1 - 4.37m max. x 3.07m (14'4" max. x 10'1")

With single radiator. TV point. Double glazed window to front.

Ensuite Shower Room

Fitted with a tiled shower cubicle, wash basin with tiled splashback and a WC. Extractor fan. Chrome ladder radiator. Wood effect flooring. Double glazed window to front.

Bedroom 2 - 3.07m x 2.67m plus door recess (10'1" x 8'9" plus door recess)

With single radiator. Double glazed window to rear with pleasant outlook.

Bedroom 3 - 3.05m x 2.16m (10'0" x 7'1")

With single radiator. Double glazed window to rear.

Bathroom

Fitted with a white suite comprising a panelled bath with tiled surrounds, wash basin with tiled splashback and a WC. Extractor fan. Shaver point. Chrome ladder radiator. Wood effect flooring. Double glazed window to side.







Outside

To the front of the property there is a small area of garden with established plants and shrubs, and a useful outside tap. A block-paved hardstanding provides parking for 2 cars.

A pathway to the side of the house gives access to an enclosed rear garden which is mainly laid to lawn with a flagstone terrace. There is a wooden shed and outside light.

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.

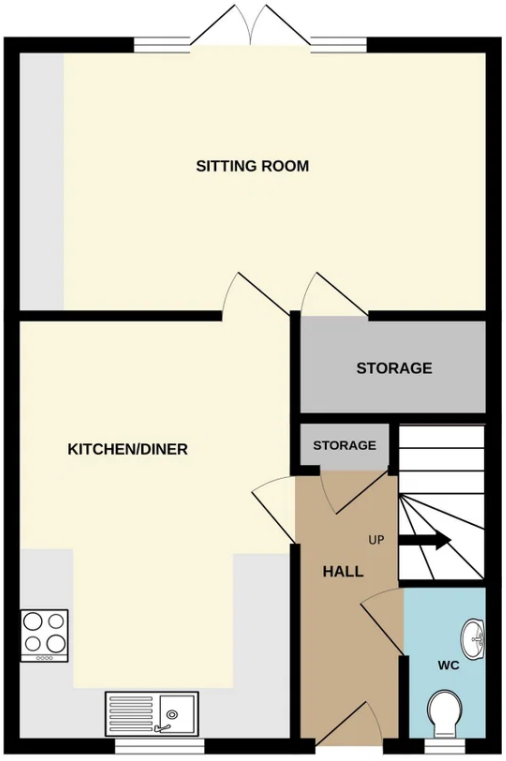
Tenure
We are advised (subject to legal confirmation) that the property is Freehold.

Directions
From the agents Ledbury office turn right and proceed down New Street. Continue past the supermarket and catholic church and then turn right into Little Marcle Road. Proceed towards the far end of the road and then turn right into Albert Road. Proceed up Albert Road and the entrance to Foxdene will be found on the left hand side.

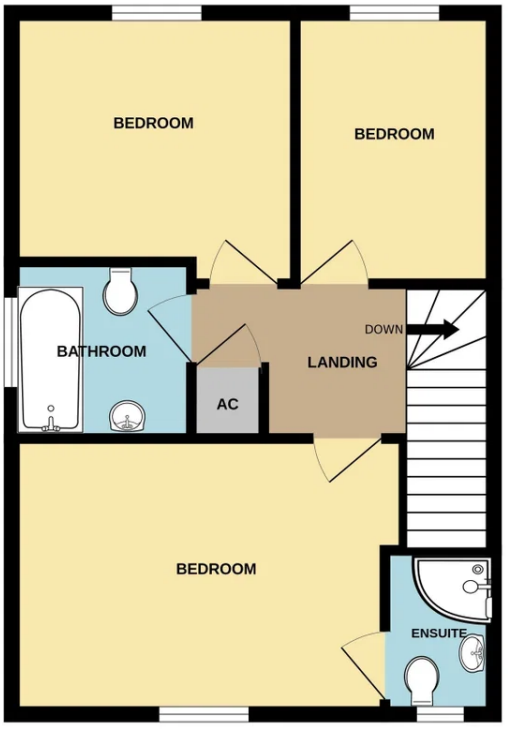




GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.





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

Council Tax : Band C

The EPC rating for this property : B (83)

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.

MISREPRESENTATION ACT, 1967

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