

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



2 Hallwood Drive, HR8 2FY

Guide Price **£245,000**

Occupying a generous corner plot, this well presented two double bedroom home enjoys an attractive position overlooking green space and benefits from a fitted kitchen, spacious sitting room, conservatory and enclosed rear garden. Further advantages include a tandem driveway and a rear garden with generous patio for entertaining. EPC - C

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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Occupying a generous corner plot with excellent potential to extend or further develop to the side, subject to the necessary consents, this well presented modern home enjoys an attractive position overlooking green space. The accommodation comprises an entrance hall leading into a fitted kitchen with integrated oven, gas hob and space for appliances, together with a spacious sitting room with understairs storage opening into a delightful conservatory with French doors onto the garden. A useful cloakroom completes the ground floor. To the first floor are two double bedrooms, including a principal bedroom enjoying views over the green, together with a family bathroom featuring both a bath and separate walk-in shower.

Outside, the property benefits from an enclosed rear garden laid mainly to lawn with a generous paved patio, mature borders and a useful garden shed with power and water connected. Paved side access leads to the front where there is a tandem tarmac driveway, lawned frontage and a substantial gravelled side garden, offering further scope for extension or development potential, making this an excellent opportunity for first time buyers, downsizers or investors alike.

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 door into an entrance hall with wood effect laminate flooring. Radiator. Open into...

Kitchen - With glazed window to the front aspect. A range of wall and base units with a laminate work top and inset stainless steel sink and draining unit. Four ring gas hob with under counter electric oven and extractor fan over. Tiled back splash. Space for washing machine and fridge freezer. Three spot down lights. Laminate floor tiles.

Sitting Room - With Staircase to the first floor with under stair cupboard. Wood effect laminate flooring. Radiator. TV point. Glazed window and sliding door into...

Conservatory - With brick dwarf wall surround and glazed windows to the garden. Wood effect laminate flooring. Three wall mounted lights. French doors onto the rear garden.

Cloak Room - With low level toilet. Sink and tiled back splash. Radiator. Ceiling light point. Laminate floor tiles.



First Floor Landing - Ceiling light point. Carpet. Radiator. Airing cupboard housing the hot water cylinder.

Bedroom One - A double bedroom with two glazed windows to the front aspect overlooking green space. Carpet. Radiator. Storage recess.

Bedroom Two - A further double bedroom with glazed window to the rear aspect. Ceiling light point. Radiator. Carpet.

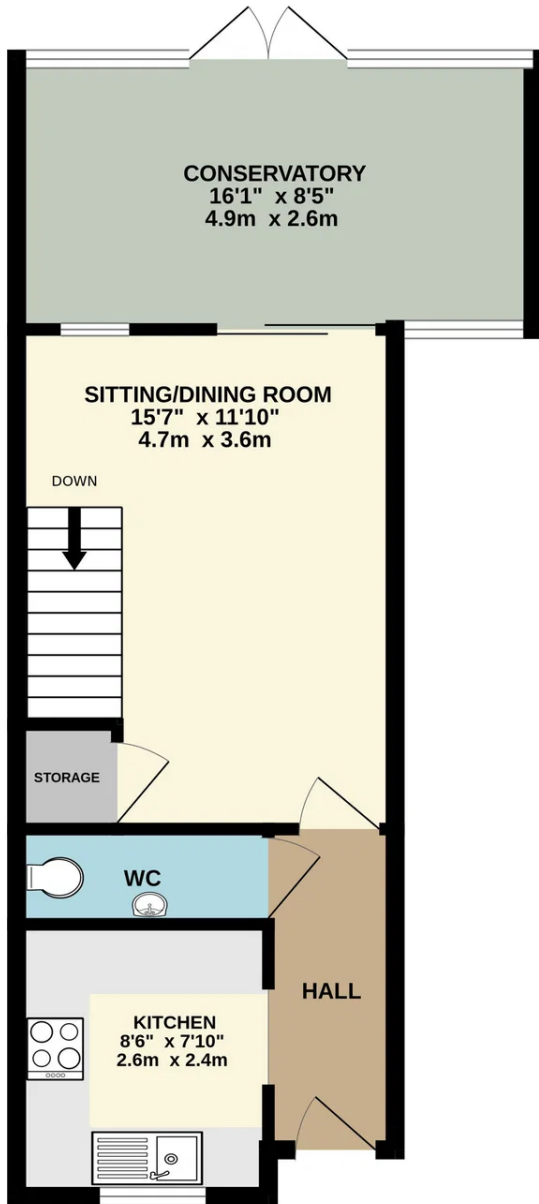
Family Bathroom - Opaque glazed window to the side aspect. Panelled bath with a tiled surround and a separate walk in shower cubicle with electric 'Triton' power shower. Ceramic sink with a tiled back splash. Radiator. Extractor fan. Spot down lighting. Laminate floor tiles.

Garden and Outside - An enclosed rear garden with power supply. Primarily laid to lawn with a generous paved patio. A mature flower border with paved stepping stones leading to a useful garden shed.

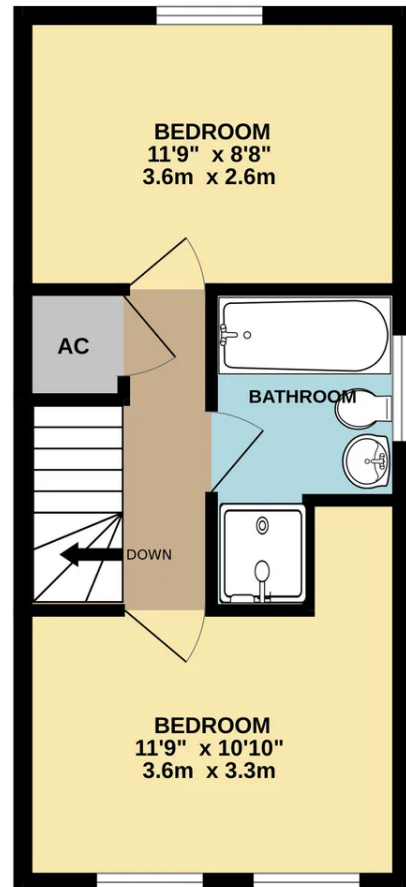
Paved side access leads to a useful bin store with gated access to the front driveway. A tarmac tandem driveway with a front garden laid to lawn and a deep and established side border and graveled side garden. Outside tap available.



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 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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Directions - From the agents Ledbury office turn left at the traffic lights and proceed along the High Street. Turn left into Bye Street and continue into Bridge Street and Lower Road. Turn right towards the end of Lower Road into Childer Road and then turn left into Hallwood Drive. The property is located 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.

Council Tax Band - COUNCIL TAX BAND "B"

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 (71).

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

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.

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