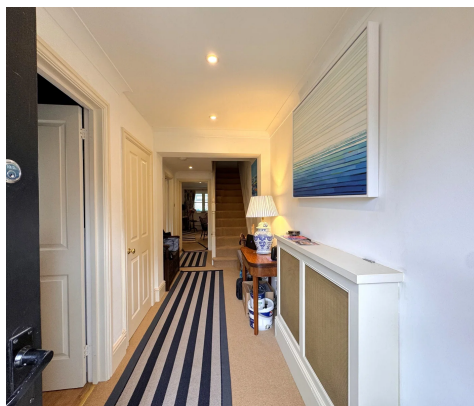


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Ledbury Park, Ledbury, Herefordshire, HR8 1LF

£1,600 pcm

A Deceptively Spacious Modern Town House Forming Part Of An Exclusive Gated Development Very Close To The Town Centre Benefiting From Gas Fired Central Heating And Double Glazing With 3 Bedrooms (1 Ensuite), Fitted Kitchen With Appliances, Garden Room/Conservatory, Attractive Private Landscaped Garden, Extensive Lawned Communal Gardens backing Onto Farmland, Off Road Parking And Carport. Available August.

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



Regulated by

**RICS**

**01531 634648**

Ledbury Office  
lettings@johngoodwin.co.uk  
www.johngoodwin.co.uk  
@JGoodwinFRICS



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

Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London



**Deposit:** £1,846

**Description**

2 Ledbury Park is a modern well appointed terraced town house forming part of an attractive and much sought after gated development conveniently located very close to Ledbury town centre and enjoying a fine outlook towards Ledbury Church.

The deceptively spacious and well presented accommodation has the benefit of gas fired central heating and double glazing. It has also undergone substantial refurbishment over the last 18 months including a refitted ensuite shower room, replacement of all kitchen appliances and re-roofing of the conservatory.

It is arranged on the ground floor with a canopy porch, spacious reception hall with large cloak cupboard, cloakroom with WC, fitted breakfast kitchen with fitted appliances, a sitting room and a garden room/conservatory enjoying a very pleasant outlook over the rear garden. On the first floor the landing gives access to a master bedroom with an Ensuite shower room, two further good sized bedrooms and a family bathroom.

Outside, the property has it's own attractive well stocked garden, which is enclosed and private to the rear. In addition No 2 has use of part of the large communal grounds.

There is a courtyard providing resident and visitor parking in addition to an allocated carport.





## Location

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.

## Directions

From the Agents Ledbury office proceed straight over the traffic lights onto the Worcester Road. Proceed for a short distance and the gated entrance to Ledbury Park will be found on the right hand side.

## Council Tax

COUNCIL TAX BAND "E"

## Energy Performance Certificate

The EPC rating for this property is D (57)

## Viewing

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

01531 634648 