

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



14 Viking Way, Ledbury, Herefordshire HR8 2DU

Guide Price: £195,000

A Modern 1 Bedroomed Back to Back House In A Popular And Convenient Cul De Sac Location Benefiting From Double Glazing With Enclosed Rear Garden And Off Road Parking. EPC: E

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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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.

14 Viking Way comprises a modern back to back property conveniently located in a popular residential cul de sac on the outskirts of Ledbury. The accommodation benefits from double glazing. It should be noted that there is a gas fired central heating system at the property but the boiler is understood to be broken and needs replacing. There is also an electric boiler providing hot water.

The property has an enclosed rear garden and off road parking.

ACCOMMODATION:

Sitting Room - 3.66m x 3.66m (12'0" x 12'0") With wood effect flooring. Radiator. Archway through to kitchen. Stairs to first floor. Double glazed sliding doors to garden.

Kitchen - 3.4m max. x 1.68m (11'2" max. x 5'6") Fitted with a range of white units comprising a composite sink with base unit under. Further base units. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring ceramic hob and integral extractor. Plumbing for washing machine. Wall mounted electric boiler currently providing the hot water only. Double glazed window to rear.





Landing With radiator.

Bedroom - 3.61m max. x 3.43m plus door recess (11'10" max. x 11'3" plus door recess) With radiator. Access to roof space. Two built-in cupboards, one housing the old Worcester gas fire boiler (NOT WORKING). Double glazed window to rear.

Bathroom Having a panelled bath with shower over and tiled surrounds, wash basin with tiled splashback and a WC. Shaver light point. Extractor fan. Radiator. Stripped floor. Double glazed window to rear.

Outside To the front of the property there is off road parking and to the rear and enclosed garden with paved terrace and wooden shed. There are outside lights.

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.

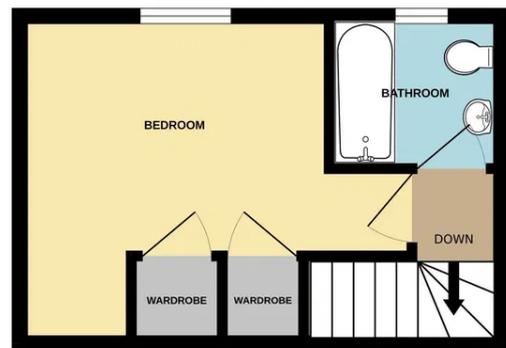
Tenure We are advised (subject to legal confirmation) that the property is Freehold.

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

GROUND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



1ST FLOOR
209 sq.ft. (19.4 sq.m.) approx.





Directions From the agents Ledbury office turn left and proceed along the High Street and the Homend. Continue over the traffic lights by Tesco and then turn left at the next traffic lights by the railway station on to the Hereford Road. Proceed to the roundabout and take the first exit into New Mills Way. Take the first left in to Viking Way and the property will be located on the right hand side (behind NO.16).

Council Tax: B

Energy Performance Certificate

The EPC rating for this property is E (53)

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.

- 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.
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