

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 2 Dowdings Close, Bosbury, Herefordshire HR8 1FD

Price : £280,000

A Spacious Well Appointed Modern Detached House In A Pleasant Edge Of Village Location Benefiting From Gas Central Heating And Double Glazing With 3 Bedrooms (1 Ensuite), Enclosed Rear Garden, Carport And Driveway Parking. EPC: B

**BEING SOLD THROUGH A DISCOUNTED MARKET SCHEME (ELIGIBILITY CRITERIA APPLIES)**

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



Regulated by

**RICS**

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The popular village of Bosbury has a primary school, church, village hall and public house. Ledbury is approximately 5 miles away and has a wide range of facilities and amenities including a mainline railway station. The M50 motorway is four miles to the south of Ledbury. The property is strategically well placed for access to a number of major centres including Worcester (14 miles), Hereford (16 miles) and Malvern (9 miles).

This well appointed 3 bedroomed detached house is situated on a small new residential development on the edge of the village. The spacious accommodation benefits from gas central heating and double glazing.

**It should be noted that this property is being sold through a discounted market scheme and purchasers will need to meet the eligibility criteria laid down by Herefordshire Council. For further details contact the selling agent.**

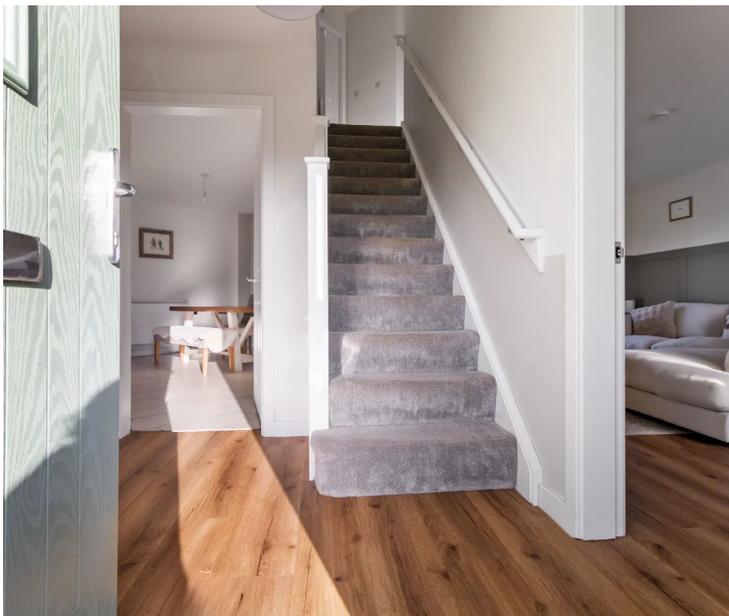
**ACCOMMODATION:**

**Canopy Porch** With outside light.

**Reception Hall** With a composite double glazed front door. Single radiator. Stairs to first floor.

**Cloakroom** With white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Double glazed window to side.

**Sitting Room** - 5.46m plus bay x 3.4m (17'11" x 11'2" plus bay ) With feature wall panelling. TV point. Double and single radiators. Double glazed bay window to front. Double glazed double doors to rear.





**Dining Kitchen** - 5.49m x 4.57m (18'0" x 15'0") Well fitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Matching wall cupboard housing a gas fired boiler. Worktops with matching upstands. Built-in oven with 4-ring ceramic hob and stainless steel chimney hood. Built-in understairs cupboard. Double radiator. Tiled floor. Double glazed window to front. Double glazed double doors to rear garden.

**Landing** With single radiator. Double glazed window to front.

**Bedroom 1** - 5.28m max. x 3.4m (17'4" max. x 11'2") With TV point. Double radiator. Access to roof space. Double glazed window to front with pleasant outlook.

**Ensuite Shower Room** With white suite comprising a tiled shower cubicle, wash basin with tiled splash back and a WC. Extractor fan. Chrome ladder radiator. Double glazed window to front.

**Bedroom 2** - 3.48m max. x 2.74m plus door recess and bay (11'5" max. x 9'0" plus door recess and bay) With a built-in overstairs cupboard. Double radiator. Double glazed bay window to front.

**Study/Bedroom 3** - 3.63m x 2.64m (11'11" x 8'8") With double radiator. Double glazed window to rear.

**Bathroom** Fitted with a white suite comprising a panelled bath with shower attachment, shower screen and tiled surrounds, wash basin and a WC. Extractor fan. Shaver point. Chrome ladder radiator. Double glazed window to side.



**Outside** To the front and side of the property there is an area of lawn and shrubs. To one side there is a carport and driveway providing off road parking.

A gateway from the carport leads to an enclosed and private rear garden being arranged with a paved terrace and lawn. There is a useful garden shed and an outside tap.

**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. There is a service charge for upkeep of the estate - currently £106 every 6 months.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1098sq.ft. (102.0 sq.m.) approx.



**Directions** From the Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Proceed straight over the traffic lights by the railway station on to the B4214 Bromyard Road and continue out of Ledbury. Proceed into Bosbury and Downings Close will be found at the far end of the village on the left hand side.

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

**Council Tax Band E**

**EPC rating 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.