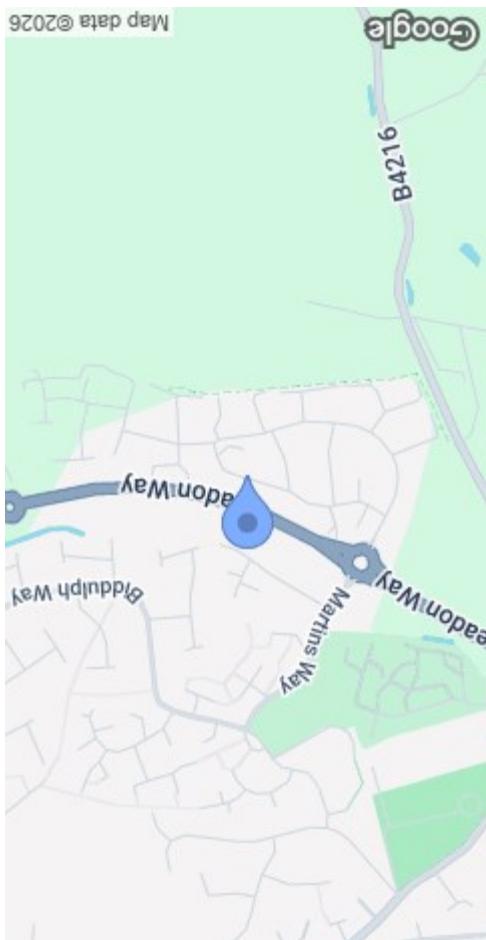
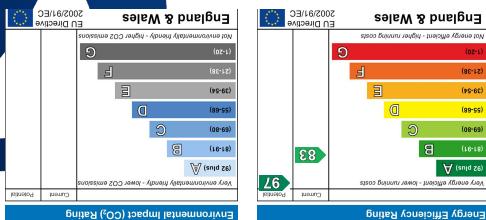
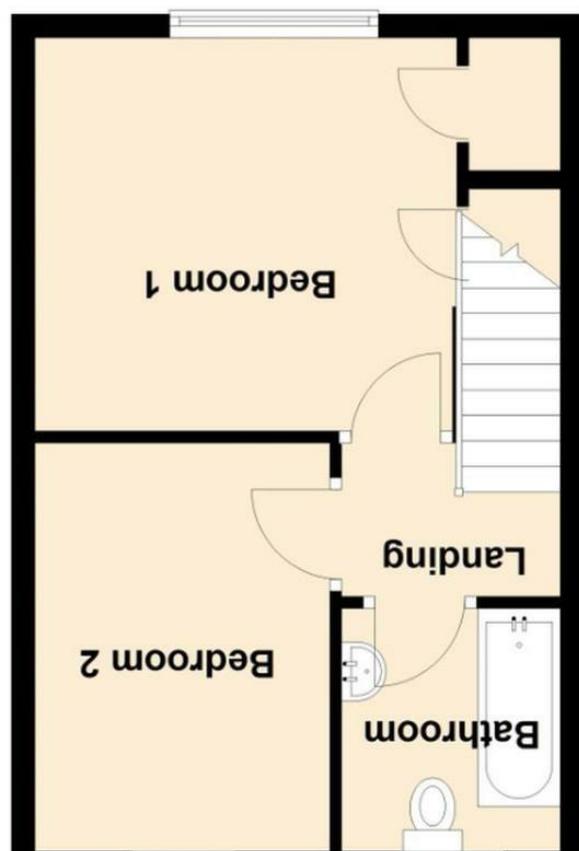


in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale. All reasonable steps have been taken with the preparation of these particulars to check the information given. These particulars do not constitute a contract or part of a contract. All measurements and fittings and appliances have not been tested and therefore no guarantee can be given that they are complete accurate or of a particular importance. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information given for you. Please note that the services and fixtures and fittings have not been tested. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

MISREPRESENTATION DISCLAIMER

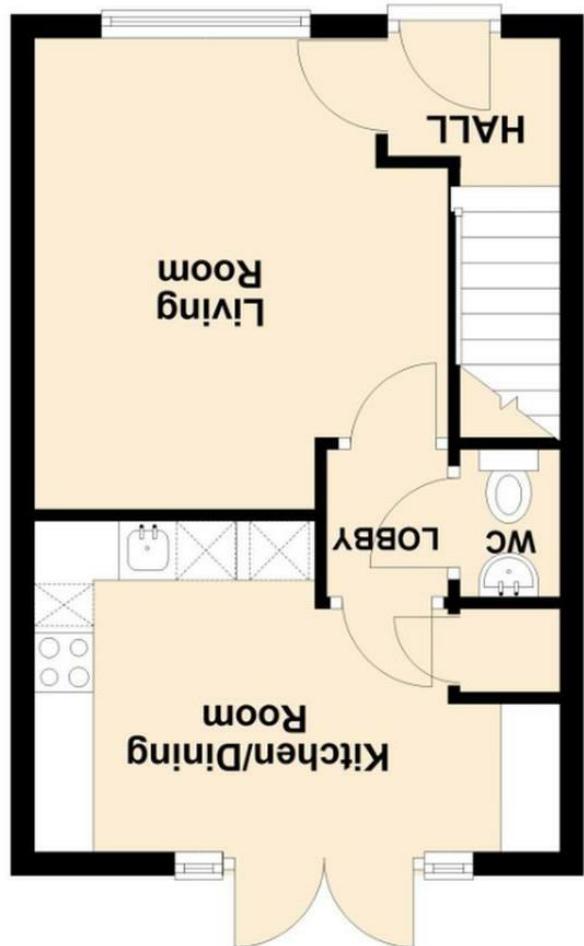


Total area: approx. 61.2 sq. metres (658.6 sq. feet)



## FIRST FLOOR

Approx. 30.5 sq. metres (328.5 sq. feet)



## GROUND FLOOR

Approx. 30.7 sq. metres (330.1 sq. feet)



**£230,000**

A TWO BEDROOM SEMI-DETACHED HOUSE, IDEAL FOR FIRST TIME BUYERS OR INVESTORS ALIKE, with OFF ROAD PARKING FOR TWO VEHICLES, situated in a SOUGHT AFTER DEVELOPMENT on the OUTSKIRTS OF THE HISTORICAL MARKET TOWN OF LEDBURY, all being offered with NO ONWARD CHAIN.

Leadbury offers a wide range of local facilities including shops, schools, churches, hotels, doctors surgery, local hospital, recreational facilities and a main line railway station and theatre.

The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distance and the M50 motorway is approximately 4 miles south of the town.



Entrance via composite double glazed front door into:

#### **ENTRANCE HALL**

5'0 x 3'3 (1.52m x 0.99m)

Single radiator, stairs leading off, door into:

#### **LOUNGE**

13'0 x 11'6 (3.96m x 3.51m)

Two radiators, network point, thermostat control, front aspect window.

#### **INNER HALLWAY**

4'3 x 3'4 (1.30m x 1.02m)

Door to:

#### **CLOAKROOM**

5'9 x 2'8 (1.75m x 0.81m)

Toilet and sink with a mixer tap, extractor fan, single radiator.

#### **KITCHEN / BREAKFAST ROOM**

14'6 x 9'2 (4.42m x 2.79m)

The kitchen comprises of a range of base and wall mounted units, laminated worktops and splashbacks, integrated appliances to include SMEG oven with four ring Zanussi hob, extractor fan over, glass splash back, integrated tall fridge / freezer, integrated Zanussi washer / dryer, integrated Zanussi dishwasher, double radiator, inset spot lighting, under unit lighting, rear aspect windows, double opening french doors to the gardens.

FROM ENTRANCE HALL, STAIRS LEAD TO FIRST FLOOR

#### **LANDING**

Access to roof space, single radiator.

#### **BEDROOM 1**

11'6 x 11'0 (3.51m x 3.35m)

Single radiator, thermostat control, door to wardrobe, door to over the stairs wardrobe / airing cupboard, front aspect window.

#### **BEDROOM 2**

11'2 x 8'2 (3.40m x 2.49m)

Single radiator, rear aspect window offering pleasant outlook.

#### **BATHROOM**

6'6 x 6'2 (1.98m x 1.88m)

Panel bath with mixed tap, inset overhead shower system, WC, wash hand base with mixed tap, tiled splashbacks, shaver point, single radiator, extractor fan, rear aspect frosted window.

#### **OUTSIDE**

To the front of the property, there is parking for 2 vehicles. A patio pathway leads to the front door. To the front, there is a small gravel garden area, canopy above front door. A patio pathway extends down the side of the property with gated access into the back garden. The rear garden measures approximately 43' x 20' with a small patio area, the rest laid to lawn, enclosed by wood panel fencing, offering very good levels of privacy, outside light, outside water tap.

#### **SERVICES**

Mains water, electricity, drainage and gas.

#### **MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

#### **WATER RATES**

Severn Trent - to be confirmed.

#### **LOCAL AUTHORITY**

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### **TENURE**

Freehold.

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

Take the Dymock Road to Ledbury, and at the Full Pitcher roundabout, take the last exit onto the bypass and take the first right onto Kipling Road (new estate). Take the first left into Keats Meadow, then take the left turning into Tennyson Road, where the property can be located immediately on the left hand side.

what3words - ///twinkled.scores.mammoth

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

#### **AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.