

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Golding Way, Ledbury, HR8 2PN

£875 pcm

A Modern Two Bedroomed Semi Detached House Offering Well Presented Accommodation Benefiting From Gas Fired Central Heating And Double Glazing With Refitted Kitchen, Attractive Enclosed Rear Garden, Garage And Driveway Parking. Available From Middle of May. Contact Ledbury Office.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



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13 Worcester Road, Malvern, Worcestershire, WR14 4QY  
Offices also at Ledbury, Upton, Colwall, Colwall Office & London



**Deposit:** £1,009

**Date First Available:** 04/05/2026

**Furnishing:** Unfurnished

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**Location**

Golding Way is situated within Ledbury which has a wide 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 sixteen miles distant and the M50 motorway is available approximately four miles to the south of the town.





### **Directions**

From the Ledbury office turn left and proceed along the High Street and Homend. Continue straight over the traffic lights at Tesco and bear left by the railway station onto the Hereford Road. Proceed for a short distance and turn left into Golding Way and the property will be located immediately on the left hand side.

### **Council Tax**

Council Tax Band B

### **Energy Performance Certificate**

The EPC rating for this property is D.

### **Viewing**

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

### **Holding Fee & Deposit**

Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to £201.92

This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Deposit: 5 weeks' rent which equates to £1009.62

This covers damages or defaults on the part of the tenant during the tenancy.