

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A well appointed end terraced house conveniently located in a popular residential area within the town of Ledbury. The accommodation has been redecorated throughout and has the benefit of, newly fitted carpets, gas fired central heating and double glazing. Outside there is off road parking to the side, an enclosed courtyard to the rear and a lawned fore garden. Non-smokers only. Pets considered. Contact Ledbury Office.
Deposit - £1211.54, Council Tax Band 'B', EPC Rating 'C', Available Now

£1,050 Per Month

51 Queensway, Ledbury, Herefordshire HR8 2AZ

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Description

A well-appointed end terraced house conveniently located in a popular residential area within the town of Ledbury. The accommodation has been redecorated throughout and has the benefit of, newly fitted carpets, gas fired central heating and double glazing. It is arranged on the ground floor with Breakfast kitchen and sitting room. On the first floor the landing gives access to three bedrooms and a bathroom. Outside there is off road parking to the side, an enclosed courtyard to the rear and a lawned fore garden. Non-smokers only. Pets considered. Available Now. Contact Ledbury Office.

Council Tax Band

'B'

EPC Rating

'C'

Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street. Turn left into Bye Street and continue into Bridge Street. Turn right into Long Acres and then left into Queens Way where the property will be located towards the far end on the left hand side.

Tenure

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



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.

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 formerly 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.

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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.