

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A Conveniently Located Three Bedroom Semi-Detached Bungalow Within Walking Distance Of Ledbury. Benefitting From A Thoughtful Extension To The Rear The Property Boasts Two Reception Rooms, Integrated Kitchen, Shower Room With A Well Established Rear Garden. Garage And Off Road Parking.

EPC - D

14 Birch Close - Guide Price £320,000

Ledbury, Herefordshire, HR8 2EW

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14 Birch Close

Location & Description

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.

Property Description

Situated at the end of a popular residential close and within striking distance of Ledbury Town centre is this extended and well maintained three bedroom semi detached bungalow. Quietly positioned with a paved front garden setting the bungalow back from the road side. The useful benefit of a driveway for multiple vehicles set in front of a separate garage with electric roller door.

A storm porch with outside lighting leads to the front door.

Inside, the property comprises two double bedrooms to the front aspect, the principle bedroom benefitting from fitted wardrobes. an internal hall way with useful cupboard space leads to a well appointed shower room and third bedroom/study. A generous lounge with recently installed glass fronted electric fire place and French doors out onto a paved patio.

Extended to the rear as an integrated and well equipped kitchen which is open through to a light and airy dining room with sliding doors to the garden.

Outside, a generous patio steps down to an enclosed rear garden, predominantly laid to lawn with feature wildlife pond and well stocked, mature borders. An array of seating areas with a paved pathway leading through the garden. A door into the garage which benefits from power, lighting and a water supply.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Storm porch with outside light. Obscure glazed wooden door opening into an entrance hall way with Two ceiling light points. Loft access. Radiator. Wood effect laminate flooring. Two useful cupboards and a boiler cupboard housing Worcester 'Bosch' combination boiler. Internal obscure glazed window into sitting room.

Sitting Room 5.30m (17ft 1in) x 3.35m (10ft 10in)

Two ceiling light pendants and wall light. Double glazed French doors and window unit to the rear aspect. Recently installed glass fronted electric fireplace recessed into chimney breast. Radiator. Fitted shelving. Carpet.

Kitchen 3.28m (10ft 7in) x 2.42m (7ft 10in)

A well appointed kitchen with spot down lighting. A range of wall and base units with a marble effect work top and inset stainless steel sink and draining unit with chrome tap and tiled backsplash. Integrated 'Hotpoint' electric oven and 4 ring electric hob. Integrated slimline dishwasher and microwave. Overhead extractor fan. Space for washing machine and fridge/freezer.. Double glazed window to the side aspect and a double glazed external door to the driveway. Grey wood effect flooring. Open through to...





Dining Room/ Second Reception Room 4.59m (14ft 10in) x 3.30m (10ft 8in)

With two ceiling light points. Wall and base units continued from the kitchen with a marble effect laminate work top. Double glazed window with fitted blind to the rear aspect. Double glazed sliding doors to the side aspect. Fitted shelving. Grey wood effect flooring.

Shower Room

With ceiling light point. Obscure double glazed window to the side aspect. Walk in corner shower cubicle with over head 'Mira' electric power shower. Ceramic sink with chrome taps and undercounter cupboard. Low level toilet. Wall mounted cupboard. Heated towel rail. Extractor fan. Wood effect laminate flooring.



Bedroom One 3.75m (12ft 1in) x 3.35m (10ft 10in)

A double bedroom to the front aspect with a double glazed window. Ceiling light point. Two wall lights. Fitted double wardrobes. Radiator. Carpet.

Bedroom Two 3.38m (10ft 11in) x 2.79m (9ft)

A further double bedroom with double glazed window to the front aspect. Ceiling light point. Radiator. Carpet.

Bedroom Three/ Study 2.45m (7ft 11in) x 2.14m (6ft 11in)

With ceiling light point. Double glazed window to the side aspect. Radiator. Fitted cupboards with a useful sink with tiled back splash. Carpet.



Outside and Garden

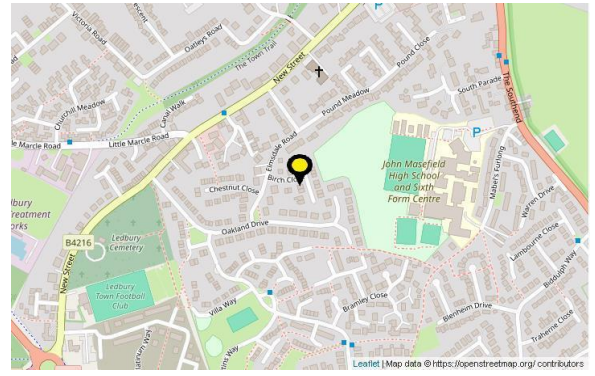
A paved rear patio leads to a paved terrace with steps down to an area laid to lawn with deep mature borders with a variety of established shrubs and seating areas.

To the front is a paved front garden with a variety of mature shrubs and a paved driveway for multiple vehicles in front of a garage with electric canopy door, power, lighting and water supply.



Directions

From the agents Ledbury office turn right down New Street and left into Elmsdale Road take the right fork and then turn left into Birch Close. Continue in to Birch Close where the property will be found around the right hand bend on the right hand side.



Services

We have been advised that 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.

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.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (68).



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.



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