

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



3 Langland Rise, Ledbury, Herefordshire HR8 2SY

Guide Price: £215,595

Located on the edge of Ledbury on the popular Hawkrise Estate, this well-presented two-bedroom property benefits from five years remaining on the NHBC guarantee. The accommodation comprises two double bedrooms, a family bathroom, a sitting room, a dining kitchen, and a downstairs WC. Outside, the property offers an enclosed rear garden and two off-road parking spaces. EPC rating: B.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2



Regulated by

RICS

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London





A well presented two bedroom terraced property situated in a convenient residential location, offering well proportioned accommodation and benefiting from off-road parking and an enclosed rear garden.

The accommodation is arranged over two floors and on the ground floor comprises an entrance leading through to a comfortable sitting room with outlook to the front. To the rear is a fitted kitchen/dining room providing ample space for a table and chairs and having access to the garden, making it ideal for everyday living and entertaining. A useful ground floor cloakroom completes the downstairs accommodation.

On the first floor there are two good sized bedrooms together with a modern family bathroom fitted with a contemporary suite.

Outside, to the front of the property there is a driveway providing off-road parking. To the rear is an enclosed garden of a good size, mainly laid to lawn with space for seating and outdoor enjoyment.

The property would make an ideal first time purchase, investment opportunity or manageable home for those wishing to downsize.

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.



Entrance Hall Composite front door opening into an entrance hall with ceiling light point. Wood effect vinyl flooring. Carpeted stair case to the first floor. Door into...

Sitting Room With ceiling light fitting. Double glazed window to the front aspect. TV point. Two radiators. Wood effect vinyl flooring. High level shelving. Door into...

Inner Hall With ceiling light point. Smoke alarm. Door into WC and Dining Kitchen. Wood effect vinyl flooring.

Dining Kitchen A range of wall and base units with a marble effect vinyl worktop. Stainless steel sink and draining unit with chrome mixer tap and a tiled backsplash. Inset four ring gas hob with an electric under counter cooker with an overhead extractor fan. Double glazed French doors and window unit to the rear aspect. Coffee Counter with wall and base units and a marble effect laminate work top. Space for fridge freezer dishwasher and washing machine. Door into Larder cupboard housing fuse board. Ceiling light point. Radiator. Wood effect vinyl flooring.

WC With ceiling light point. Low level toilet. Sink with chrome mixer tap and a tiled backsplash. Radiator. Extractor fan. .Wood effect vinyl flooring.

First Floor Landing With ceiling light point. Radiator. Doors into bedrooms and bathroom. Carpet.





Bedroom One A generous double bedroom with double glazed window to the front aspect. Ceiling light point. Built in wardrobe. Built in over stairs cupboard. Radiator. Carpet.

Bedroom Two A further double bedroom to the rear aspect with double glazed window overlooking the garden. Ceiling light point. Radiator. Carpet.

Family Bathroom A white suite with panelled bath with a tiled surround and mains powered overhead shower in chrome. Obscure double glazed window to the rear aspect. Ceramic sink with chrome mixer tap and a tiled backsplash. Chrome heated towel rail. Low level toilet. Extractor fan. Shaving point. Tile effect vinyl flooring.

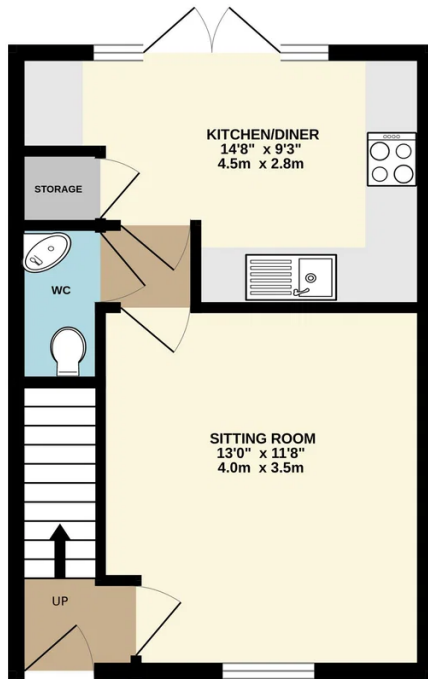
Outside and Garden Stepping out from the kitchen onto a paved patio with paved path on a gentle incline to a raised patio with a rail way sleeper retaining wall and planting space- providing an excellent entertaining space. A raised border to the right hand edge. Gated shared side access. Outside tap.

To the front of the property is a tarmac driveway with space for two vehicles with a paved path leading to a front door with storm porch above.

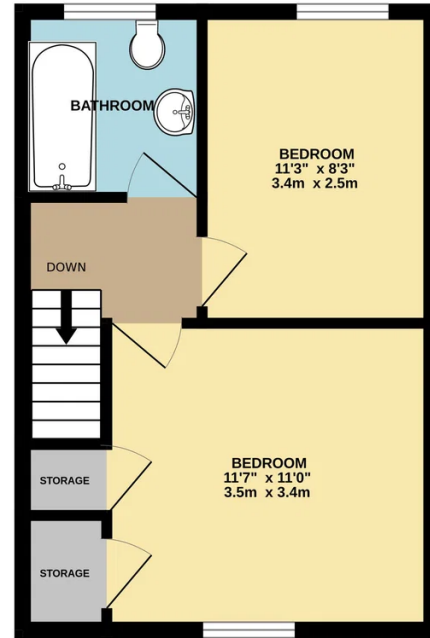


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
326 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions - From the agents Ledbury Office turn right and proceed to the end of New Street. At the traffic island take the first exit on the left and at the following island turn right into Kipling Road. Proceed up Kipling Road where the turning for Langland Rise will be the fourth right hand turning. The property will then be located on the left hand side.

Services - We have been advised that mains all 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.

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

Tenure - We are advised that the property is currently 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.

Council Tax: COUNCIL TAX BAND: B

The **EPC** rating for this property is B (84)