

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



3 Gibson Road, HR8 2US

Guide Price **£219,950**

Offered with no onward chain is this well-presented two-bedroom home in the popular New Mills development, with mature garden, garage and off-road parking, conveniently located for Ledbury town centre. EPC - C

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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





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.

Situated within the popular New Mills development, this well-presented two-bedroom house offers an excellent opportunity for first-time buyers, couples, small families or those looking for a manageable home within easy reach of Ledbury town centre. The accommodation is well laid out, with a modern kitchen, generous sitting/dining room opening onto the rear garden, two bedrooms and a family bathroom, whilst outside there is a particularly attractive mature gravel garden, off-road parking and a garage. The property has been well maintained and offers a comfortable home with scope for a new owner to make their own mark.

Entrance Hall- Obscure wooden entrance door leading into the entrance hall, having vinyl flooring, fuse board, radiator and ceiling light point. Open archway into the kitchen.

Kitchen - Fitted with a range of modern wall and base units complemented by wood-effect work surfaces, inset stainless steel sink and drainer. Double-glazed window to the front aspect. Strip lighting, four-ring gas hob and electric oven beneath. Space and plumbing for a washing machine, together with space for a freestanding fridge/freezer. Vinyl flooring. Ideal combination boiler.





Sitting/Dining Room - A good-sized reception room with carpeted flooring, ceiling light points and two radiators. Sliding doors provide access onto the rear garden, whilst stairs rise to the first floor.

First Floor Landing - Carpeted landing with ceiling light point and loft access.

Bedroom 1 - A double bedroom with double-glazed window overlooking the rear garden and fitted double wardrobe having internal shelving.

Bedroom 2 - Further bedroom with recently fitted carpet, radiator and double-glazed window to the front aspect. Two fitted wardrobe cupboards, one incorporating slatted shelving.

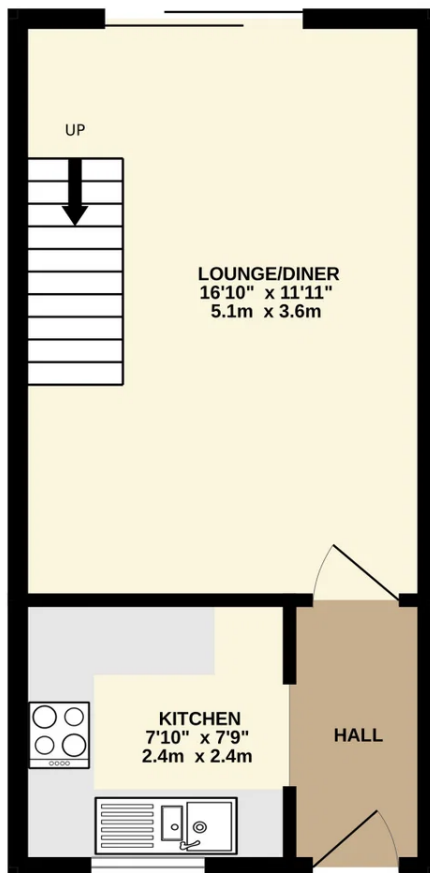
Bathroom - Fitted with a panelled bath having mains-fed shower over and tiled surround, low-level WC and wash hand basin with tiled surround. Obscure double-glazed window to the front aspect, radiator and wood-effect vinyl flooring.

Garden - The property benefits from a mature and well-stocked rear garden, with deep borders and a gravel pathway leading to a gated shared rear access. A modern paved patio provides an excellent area for outdoor seating and entertaining.

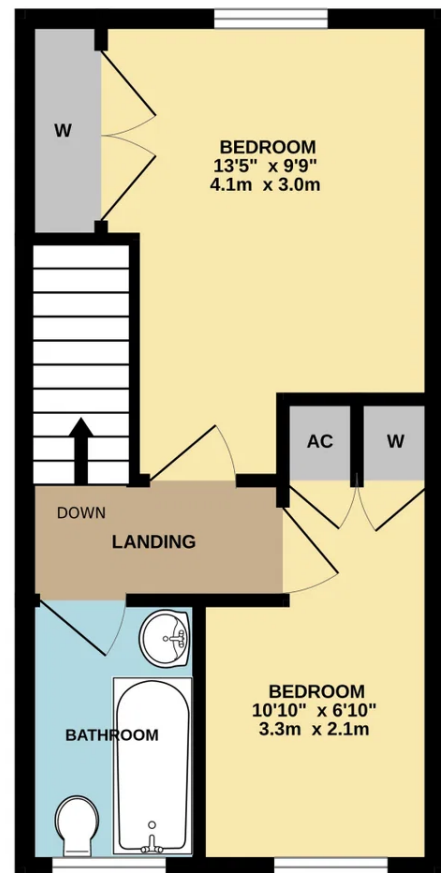
To the front is a gravelled garden with paved pathway leading to a storm porch with overhead lighting.

Parking and Garage - Off-road parking space together with a garage having a canopy-style up-and-over door.

GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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Services - We have been advised that mains gas, electricity, drainage and water 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure - Freehold

We are advised (subject to legal verification) 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 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.

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

Council Tax - COUNCIL TAX BAND "B" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate - The EPC rating for this property is C (76)

Directions - From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights by Tesco and then turn left at the traffic by the railway station onto the Hereford Road. At the roundabout take the first exit into New Mills Way, proceed for a short distance and take the first right into Brooke Road. Continue to the 'T' Junction with Gibson Road and the access driveway to the property will be found directly opposite.