



A Detached Two Bedroom Mews Style Cottage Tucked Away In A Very Convenient And Rarely Available Residential Development Within Striking Distance Of Ledbury Town Centre. Benefitting From Off Road Parking, Mature Garden And Gas Central Heating.

EPC - D

2 Southend Mews – Guide Price £360,000

The Southend, Ledbury, HR8 2HD



2 Southend Mews

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 in a convenient location within a short walk of Ledbury town centre is this charming two double bedroom detached house with off-road parking. One of just three mews-style properties dating back to the mid-1980s, the property is of thoughtful design and well suited to those seeking easy access to Ledbury town centre and its amenities.

The ground floor comprises an entrance hallway with under-stairs storage and doors leading to a dual-aspect sitting room, separate dining room, and kitchen. It further benefits from a downstairs WC with space for utilities such as a washing machine and tumble dryer.

The first floor features a galleried landing with two double bedrooms, located either side of a family bathroom.

Outside, there is a private and enclosed rear garden with a variety of established plants and shrubs, wrapping around the property. A paved patio, accessed from the sitting room, provides a useful seating area.

To the front of the property is a shared driveway with a private off-road parking space, as well as two additional visitor spaces.

The accommodation with approximate dimensions is as follows:

Entrance Hallway

A wooden obscure glazed door opens into an entrance hallway with ceiling light point. Single glazed window to the front aspect. Stair case to the first floor. Under stair storage. Carpet. Radiator.

Sitting Room 5.55m (17ft 11in) x 3.20m (10ft 4in)

With double glazed sliding doors opening onto the garden. Single glazed window to the front and two to the side aspect. Two ceiling light pendants. Brick built fire place with a wooden mantle piece and stone hearth.

Dining Room 3.59m (11ft 7in) x 2.71m (8ft 9in)

Single glazed window to the rear aspect. Ceiling light pendant. Radiator. Carpet.

Kitchen 2.89m (9ft 4in) x 2.09m (6ft 9in)

With three spot down lights. Single glazed window to the rear aspect. A range of wall and base units. Laminate work top with an inset stainless steel sink and draining unit and a tiled backsplash. Free standing gas cooker with four ring gas hob and over head extractor fan. Space for dishwasher and undercounter fridge freezer. Wall mounted 'Worcester Bosch' boiler. Vinyl flooring. Radiator.





WC

With ceiling light point. Obscure single glazed window to the front aspect. Ceramic sink. Low level toilet. Space for Washing machine and tumble dryer (stacked) with a tiled surround. Radiator. Carpet.

To The First Floor

Galleried landing with ceiling light point. Access to roof space. Carpet. Doors into bedrooms and family bathroom.

Bedroom One 5.55m (17ft 11in) x 3.30m (10ft 8in)

A double bedroom with single glazed windows to the front and side aspect. Ceiling light pendant. Fitted cupboards. Radiator. Carpet.

Bedroom Two 5.55m (17ft 11in) x 2.73m (8ft 10in)

A further double bedroom with a single glazed window to the side aspect. Ceiling light pendant. Radiator. Carpet.

Family Bathroom

With double glazed Velux window to the rear aspect. Panelled bath with overhead electric 'Mira' power shower and a tiled surround. Ceramic sink with a tiled backsplash. Low level toilet. Ceiling light point. Airing cupboard housing the hot water cylinder. Radiator. Cupboard. Carpet.

Garden and Outside

An enclosed rear garden largely laid to lawn with gated side access. A variety of mature and established shrubs and pleasant roses. From the patio is a paved patio providing an area to sit out. Outside water is available.

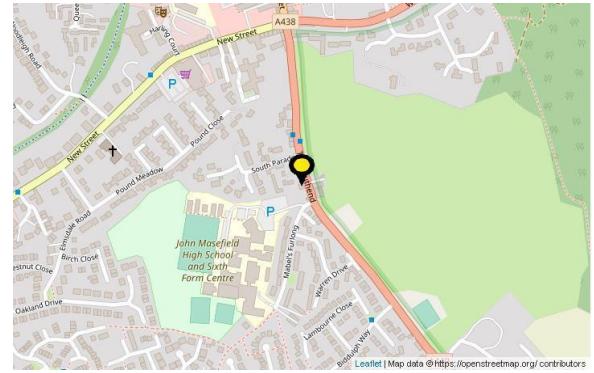
To the front of the property is a paved path leading to the front door.

The useful benefit of an off road parking space designated solely to the property and two further visitors spaces are available.



Directions

The John Goodwins Ledbury office turn left onto New Street and then immediately right at the cross roads. Travel down the Southend, passing the right hand turning for 'South Parade' where the mews can be found as the next right hand turning. Number 2 is located in the far left corner.



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 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) 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.

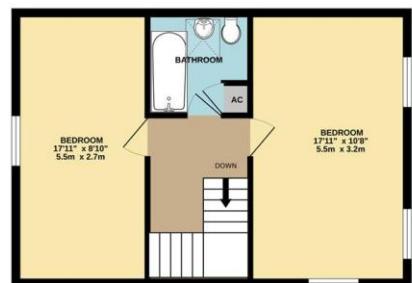
EPC

The EPC rating for this property is D (66).

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate only. No responsibility is accepted for any 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 condition or effectiveness can be given.
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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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.
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