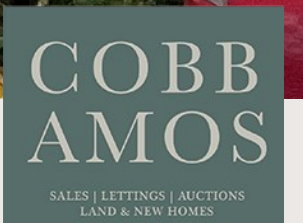




24, Albert Road, Ledbury, HR8 2DW  
For Sale By Informal Tender £175,000



# 24 Albert Road Ledbury

A wonderful opportunity to purchase this semi detached period property in the heart of Ledbury town.

The property is offered for sale by Informal Tender, all offers must be submitted in writing no later than 12.00 on Friday 8th May.

In need of some updating and modernising this can be an ideal family home that would suit first time buyers, downsizers or a buy to let. Featuring two double bedrooms, open plan living space and enclosed rear gardens with the added benefits of double glazing, gas central heating and large parking area at the rear.

There are many local amenities nearby with the High St being only 0.7 miles away as well as being ideally located for transport links and the M50

TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Semi detached home
- Two double bedrooms
- Two reception rooms
- Allocated parking
- Gas central heating
- Double glazing
- Enclosed rear garden
- Popular residential area
- Local amenities nearby
- No onwards chain

## Material Information

**For Sale By Informal Tender** £175,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** D (61)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Introduction

The well maintained accommodation comprises of - living room, dining room, kitchen, rear lobby, two double bedrooms and a family bathroom.

## Property Description

Accessed via a canopy porch through the double glazed entrance door into the living room which has a double glazed window to the front a brick fireplace and door through to the dining room where there is an obscure double glazed window to the side, stairs to the first floor and is open plan o the kitchen. Divided from the dining room with a feature brick pillar the kitchen features a range of matching wall and base units with drawers under a rolled edge worktop with tiled splashbacks and inset stainless steel sink unit, space for fridge freezer, washing machine and electric cooker, window and a door to the rear. There is a useful rear lobby with wall mounted Worcester boiler and a double glazed door into the rear garden.

From the dining room stairs rise up to the first floor landing which has doors leading off to all rooms. Bedroom one has a double glazed window to the front, fitted shelving and hanging rail. Bedroom two has a double glazed window to the rear, fitted cupboard with shelving. The family bathroom has a heated towel rail, WC, pedestal wash basin, bath with shower attachment and tiled walls, extractor fan and obscure double glazed window to the rear.

## Garden & Parking

The property is approached from the road via a metal pedestrian gate into the front garden which has a path leading to the canopy porch entrance.

The rear garden is accessed from the rear lobby and features a patio area, steps leading up to a rear gated access with borders housing plants, shrubs and trees and all is enclosed by brick wall and panel wooden fencing. The gate opens out onto the allocated block paved parking area which is accessed via Harlequin Close and can accommodate 3 cars.

## Location

Situated in the sought after town of Ledbury, approx 15 miles East of Hereford city and approx 8miles South West of Malvern. This historic town benefits from a bustling community, many Tudor style timber frame buildings including the market hall built in 1617 and has excellent access to the M50. Other amenities include GP Surgery, community hospital, primary and secondary schools, bus and train links, a range of shops, post office, supermarkets and more all within walking distance.

## Services

All mains services are connected.

## Broadband

Standard 20 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 1800 Mbps 1000 Mbps Good  
Networks in your area - Openreach, Gigaclear

## Indoor & Outdoor Mobile Coverage

Please Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

## Informal Tender

The property is offered for sale by Informal Tender, all offers must be submitted in writing either by email to [robert@cobbamos.com](mailto:robert@cobbamos.com) or by letter to 14 King St Hereford HR4 9BW no later than 12.00 on Friday 8th May.

Offers must be made subject to contract and include - the offer amount, source of funding and proposed time scale. Offer forms are available on request.

A structural survey has been carried out which can be viewed on request.

Please note the vendor reserves the right not to accept the highest or any offer and proof of funding will be requested before accepting any offer.

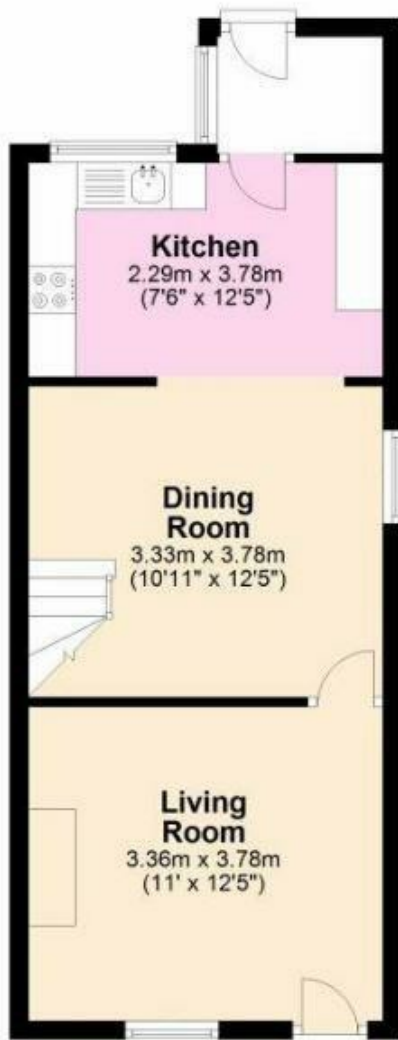
## Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



## First Floor

Approx. 29.4 sq. metres (315.9 sq. feet)



Total area: approx. 66.4 sq. metres (714.9 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Directions

From Hereford leave on the A438 Ledbury Rd and on arriving at the roundabout take the last exit on to Leaddon Way, go straight over the next roundabout and left at the next one signposted Town Centre. Take the 1st right into Little Marcle Rd and 1st left into Albert Rd where the property is found on the right hand side. What3words///hides.commuted.country

