

Kipling Road, Ledbury, HR8 2GU

Superb quality, Three Bedroom END-TERRACED HOUSE offering Living Room, Dining Kitchen, Cloakroom, Bathroom & En-Suite to Master Bedroom. Own drive with EV charging point and a larger than average landscaped Rear Garden. No Chain!

Guide Price: £270,000 FREEHOLD



Kipling Road, Ledbury HR8 2GZ

Guide Price: £270,000 FREEHOLD

We are delighted to offer for sale this exceptionally well presented Three Bedroom End-Terraced property situated on the 'Hawk Rise' Estate. This property benefits from own Drive, larger than average garden and around 5 years builders warranty remaining.

No.27 offers modern, contemporary Living Accommodation to include: fabulous Living Room, Dining Kitchen, Ensuite to Master Bedroom and family Bathroom. Outside the property offers an enclosed Rear Garden with quality Limestone Patio, a garden 'Tool Shed' and off road parking for two cars.

Being on the outskirts of Ledbury Town; it is handy for its amenities to include; Train Station, shops, Supermarkets, Swimming Baths, Theatre, Library, Gym, pubs, restaurants etc.. For those who need to commute Junction 2 of the M50 Motorway is approx.. 5 miles distant at Redmarley.

THE PROPERTY COMPRISES AS FOLLOWS:

(All dimensions stated are approximate)

Entrance via canopy porch with outside light and composite door leading to the:

ENTRANCE HALL 4'7" x 4'2" with radiator, power points, smoke detector, ceiling light point and doors from hall to the:

CLOAKROOM 5'2" x 3'4" having a White suite comprising low level close coupled W.C, pedestal wash hand basin, splashback tiling, radiator, vinyl plank flooring, extractor fan and ceiling light point.

LIVING ROOM 15'2"max. x 11'10"max. Front aspect UPVC double glazed window. Two

radiators, power points, telephone point, TV point, two ceiling light points and door to Understairs Storage Cupboard with wall mounted consumer unit and door to the:

INNER HALL having a radiator, power point, smoke detector, ceiling light point, **stairs to FIRST FLOOR** and door to the:-

DINING KITCHEN 15'6"max. x 10'9"max. & 8'6"min.; Rear aspect UPVC window plus UPVC double glazed French Doors to Rear Garden. Offering an extensive range of White Gloss Base and wall units, with attractive Grey laminate worktops over and stainless steel sink inset. integrated Zanussi dishwasher, washer dryer, electric under oven, Fridge

freezer and a four burner gas hob with extractor hood over. Vinyl plank flooring, radiator, numerous power points, wall unit concealing the Ideal gas fired central heating combi boiler; and finally two ceiling light points/fittings.

Attractive Staircase from Inner Hall leads to the:

LANDING having power point/s, ceiling light point, smoke detector, access hatch to loft area, and door to the **Linen/Store Cupboard** having shelving within and electric heater.

Further doors from landing lead to:

BEDROOM ONE 10'7" x 9'6"max. & 8'3" to



the built-in Sliding Door Wardrobes; room has two rear aspect UPVC double glazed windows, radiator, power points, T.V point, ceiling light point, and door to the:

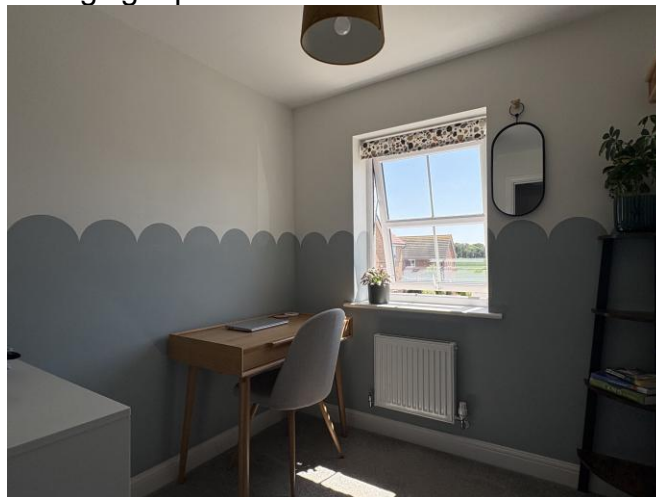
EN-SUITE SHOWER ROOM 6'10" x 4'6" with fitted White suite comprising Low level close coupled W.C, pedestal wash hand basin (with splashback tiling); large shower cubicle with electric Mira shower and full height tiling within, vinyl tiled floor, white towel rail/radiator, electric shaver point, extractor fan and a ceiling light point.

BEDROOM TWO 12'7"max. into the fitted / Built-in Wardrobes x 8'1" having a front aspect UPVC double glazed window offering pleasant outlooks, radiator, power points and a ceiling light point.



BEDROOM THREE 7'6" x 7'2" having front aspect UPVC double glazed window offering lovely outlooks, radiator, power points and a

ceiling light point.



BATHROOM 7'1" x 6'0" being fitted with a White suite comprising:- Low level W.C, pedestal wash hand basin with splash-back tiling, panel sided bath with splashback tiling and room is completed by a vinyl tiled floor, white towel/radiator, extractor fan and a ceiling light point.

OUTSIDE / GARDENS

With tarmac drive providing off road parking for two cars with fitted EV charging point. Gate leads to rear garden and block paviour paths lead to the front door. Gate from Drive leads to the:

REAR GARDEN with quality limestone paved patio area with lawn beyond and a 6' x 3' Tool Shed. Garden is completed by fencing to boundaries.



TENURE is understood to be **FREEHOLD**

VIEWING via KIMBERLEY'S Estate Agents
TEL: 01531 635151

SERVICES Mains Gas, Electricity, Water & Drainage

TELEPHONE LINE Subject to Telecoms regulations

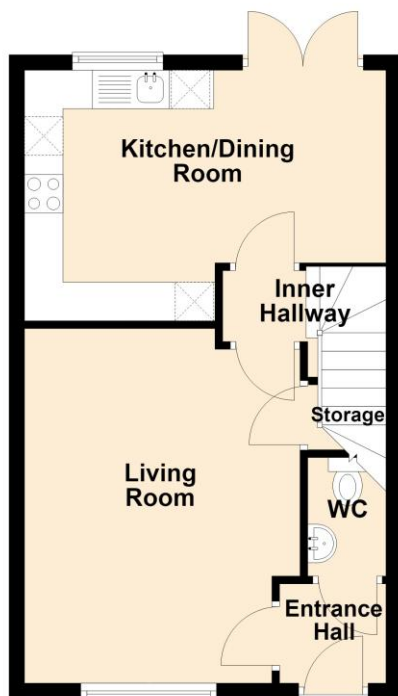
VACANT POSSESSION UPON COMPLETION OF THE PURCHASE

AGENTS NOTE Carpets where fitted are included. Other items or fittings in photographs e.g. curtains, curtain tracks/poles, light fittings or appliances are excluded unless negotiated for.

LAYOUT PLANS FOR IDENTIFICATION AND INFORMATION PURPOSES ONLY

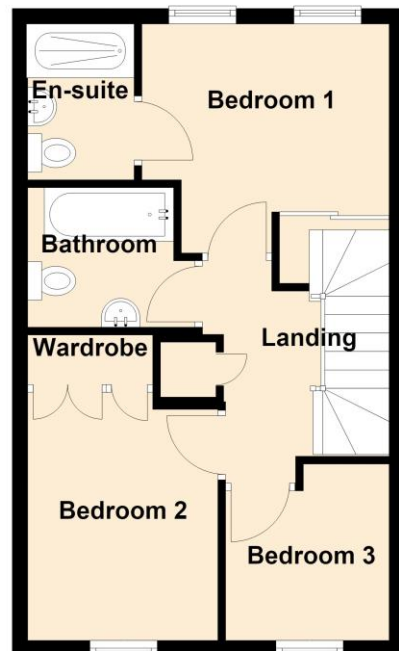
Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 74.9 sq. metres (806.7 sq. feet)

N.B. Room sizes stated are approx. and measured wall to wall. If you require measurements for carpets or other purposes, we recommend that you measure the **RELEVANT** areas.

SERVICES ETC. AGENTS NOTE *We have not tested systems, services or appliances, therefore we cannot confirm them to be working or not them to be free from defects, purchasers must check condition prior to purchase.*

Successful offeror/s are required to pay for anti money laundering checks conducted by a 3rd party (credas) these are charged at £30 excluding VAT per applicant. They will also be required to produce identification & residency documentation, together with proof of funds in order to satisfy our clients that the PURCHASER complies with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be requested from us request. Meanwhile, KIMBERLEY'S have made every effort to ensure that our measurements and details/particulars are accurate, but, prospective purchaser/s/tenant/s must satisfy themselves as to the accuracy of the information we provide. No information with regard to planning / building regulations compliance, or of the structural integrity, tenure, services or appliances has been verified by ourselves; therefore prospective purchaser/s/tenant/s need to validate any of these matters prior to offering and making a formal intention to purchase or lease any property, or enter into a contract.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kimberley's Estate Agents have not tested apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Any buyer is advised to obtain verification from their Solicitor or Surveyor; and references to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, thus any buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars; however they may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Kimberley's for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. NOTE – these particulars are issued on the understanding that all negotiations will be conducted through Kimberley's. Items shown in photographs are not included in the sale unless negotiated for separately



Tel: 01531 635151