

Viking Way

Ledbury HR8 2DU

Spacious, TWO double Bedroom Semi-Detached House, benefiting from UPVC Windows, Lounge/Diner, Conservatory, Fitted Kitchen, Cloakroom, family Bathroom and the outside offers; Good sized Garden areas, off road parking and a single Garage.

GUIDE PRICE: £250,000 FREEHOLD

KIMBERLEY'S
SALES & LETTINGS

Viking Way, Ledbury HR8 2DU

GUIDE PRICE: £250,000 FREEHOLD

We are delighted to offer 'For Sale' this spacious **Two Double Bedroom Semi-Detached House** benefitting from UPVC double glazed windows & gas fired central heating. The property also offers; Lounge Diner, Conservatory, Kitchen, Cloakroom and family Bathroom.

This property also offers off road parking for one car but scope for further parking, good sized Garden areas and a Single Garage, and **No.1 deserves your early viewing!**

The house is located on the western outskirts of Ledbury, within approx. ¾ of a miles walk of Ledbury Town Centre, with the Town offering a good range of shopping and recreational facilities, plus a Main Line Railway Station. For those who need to commute utilising the Motorway Network the property is approximately 5½ miles from Junction 2, M50 at Redmarley D'Abitot.

We advise your early inspection of this property and to aid your understanding these sale particulars include **"**Layout Plans". **MWL 1943**



THE PROPERTY COMPRISES AS FOLLOWS (all dimensions stated are approximate)

Entrance via **Canopy Porch** with composite door and exterior light adjacent. Door leads to:-

Entrance Hall 8'0'' x 3'3'' having coir matting, laminate flooring, radiator, power point and a ceiling light point. **Staircase leading to the First Floor** and doors to the following rooms:

Downstairs Cloakroom 5'0'' x 2'10'' with front aspect UPVC double glazed obscure window and fitted low level close coupled W.C and corner wash hand basin. Room is completed by splash back tiling, radiator and a ceiling light point.

Kitchen 8'4'' x 7'4'' with front aspect UPVC double glazed window; Kitchen is fitted with a range of laminate fronted base and wall units with complimentary laminate worktops over and an inset 1½ stainless steel sink, gas hob, extractor hood above and electric oven below. Space and provision for an automatic washing machine and for an upright Fridge/Freezer. Wall mounted ***Viessman gas central heating condensing combi*** **boiler;** and finally, Kitchen has numerous power points, splashback tiling and a strip light to ceiling.

Living Room 16'2''max. x 13'6''max. width & 10'5''min. with rear aspect UPVC double glazed window and double glazed patio doors leading out to the Conservatory. Gas fire place with fire surround, radiator, power points, T.V point, telephone point, two wall lights, ceiling light point and door to the **Understairs Cupboard**.

Patio doors lead to the:

Conservatory 11'4''max. width x 8'5''max. depth. with rear and side aspect UPVC double glazed windows and part double glazed door leads out to the Rear Garden.

STAIRCASE FROM HALL LEADS TO THE:

Landing having a smoke detector, ceiling light point, access hatch to loft space over and doors lead to the following rooms:

Bedroom One 13'7''max. & 11'7''min. x 9'5'' max. with two rear aspect UPVC double glazed windows; Radiator, power points, ceiling light point

and fitted double wardrobes having hanging rail and shelving within.

Bedroom Two 13'7''max. & 10'7''min. x 11'5''max. & 3'9''min. with front aspect UPVC double glazed windows; radiator, power points, ceiling light point and fitted double wardrobes having hanging rail and shelving within.

Bathroom 7'1'' max. & 6'5''min. x 6'3'' max. with side aspect UPVC double glazed window; fitted suite comprising; low level close coupled W.C, pedestal wash hand basin and panelled sided Bath with mixer valve shower over, glass shower screen and full height tiling to bath area. Bathroom has ½ height ceramic tiling, radiator, wall light & shaver point over basin, extractor fan and ceiling light point.



OUTSIDE & GARDENS

The property is set back from Browning Road via the communal / shared block paviour drive to the tarmacadam drive which leads to the:

Garage 16'8'' x 8'7'' approx. with electric roller shutter door, power and lighting and storage space to pitched roof over.

Front Garden offering slate/stone chipping area, outside tap, paved path leads to the canopy porch and front door plus side gate leads to the:

Side Garden Having a paved path leading to the block paviour area, two brick feature pillars and path leads the further paved patio area plus path leads to the:



Rear Garden Having a paved path leading to the Conservatory door plus stone/gravelled areas for easy maintenance, having shrubs plus fencing to boundaries.

OVERALL PROPERTY DESERVES YOUR EARLY INTEREST.

TENURE ***We understand tenure to be FREEHOLD. All prospective purchasers must verify all details relating to the tenure and deeds via their Solicitors.***

SERVICES ***Mains Electricity, Water, Gas & drainage***

AGENTS NOTE 1 ***We have not tested appliances, systems, or services, therefore we cannot confirm them to be free of defects, or in good working order.***

AGENTS NOTE 2 ***Carpets where fitted are included by negotiation. Other items fittings e.g. Shed, curtains, curtain tracks and appliances (other than items specified) are excluded unless negotiated for.***

VIEWING ***Strictly via*** KIMBERLEY'S
TEL: (01531) 635151

TELEPHONE LINE ***Subject to telecoms regulations***

VACANT POSSESSION UPON COMPLETION OF PURCHASE

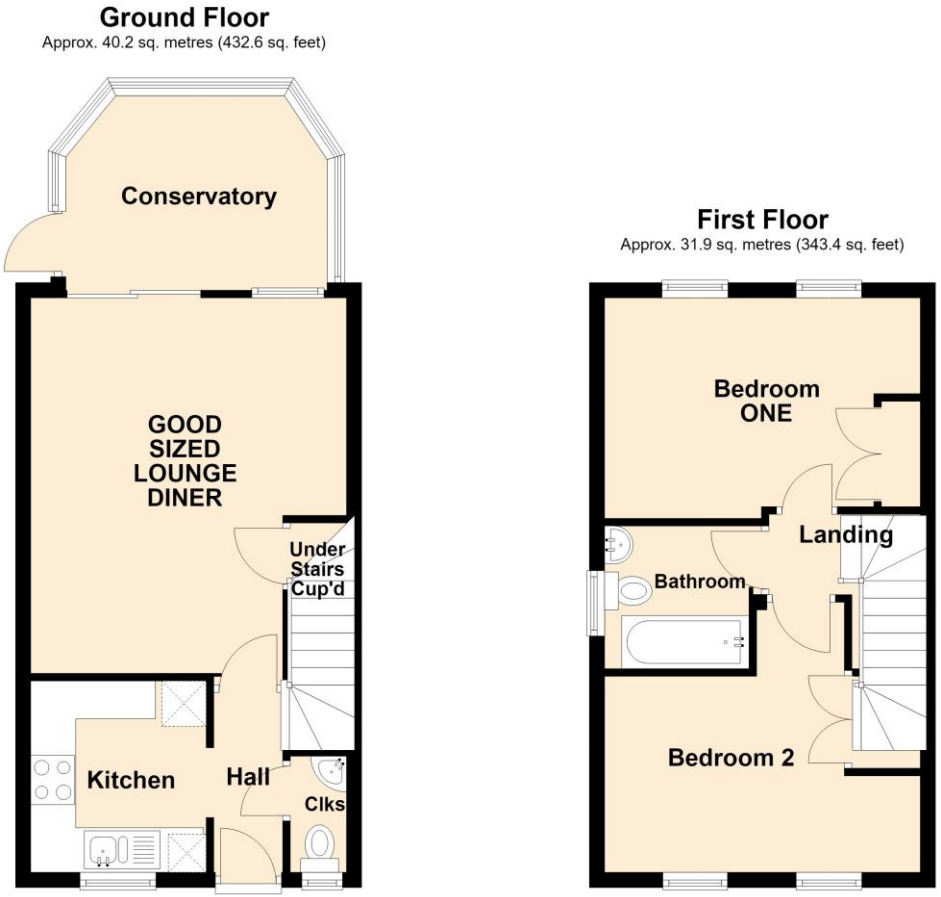
N.B. sizes herein are approximate and measured wall to wall. If you require measurements for carpets or for other purposes, you must measure the RELEVANT areas.

REGULATORY NOTES: 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kimberley's Estate Agents have not tested any 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.

FLOOR PLANS & SITE SKETCH PLAN IN DETAILS FOR IDENTIFICATION PURPOSES ONLY



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

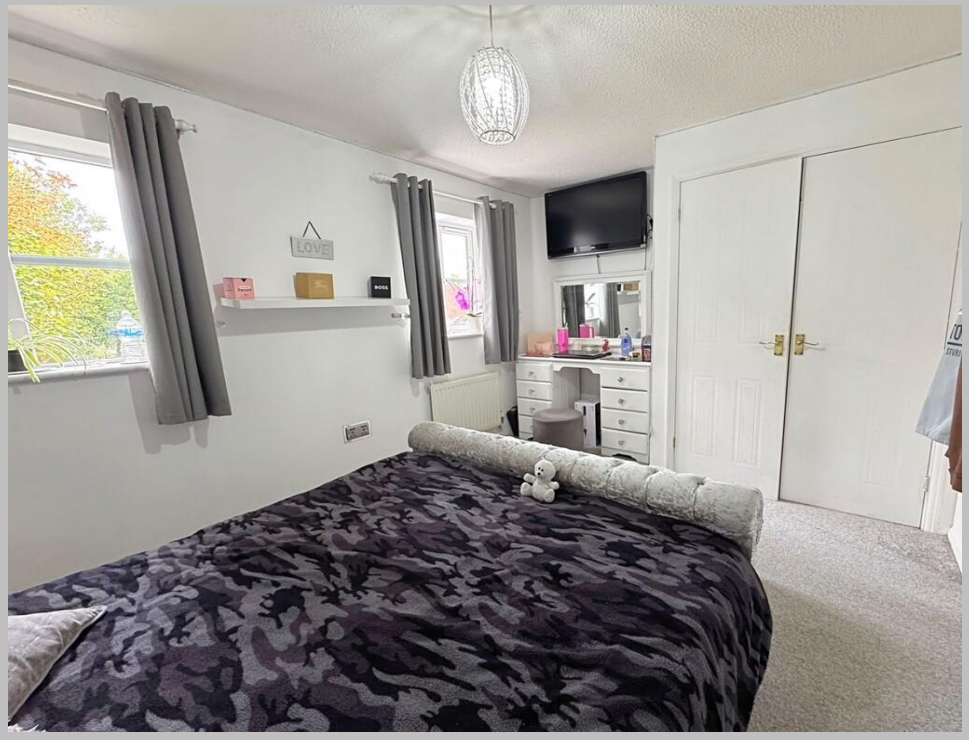


Kimberley's for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. NOTE – these 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.

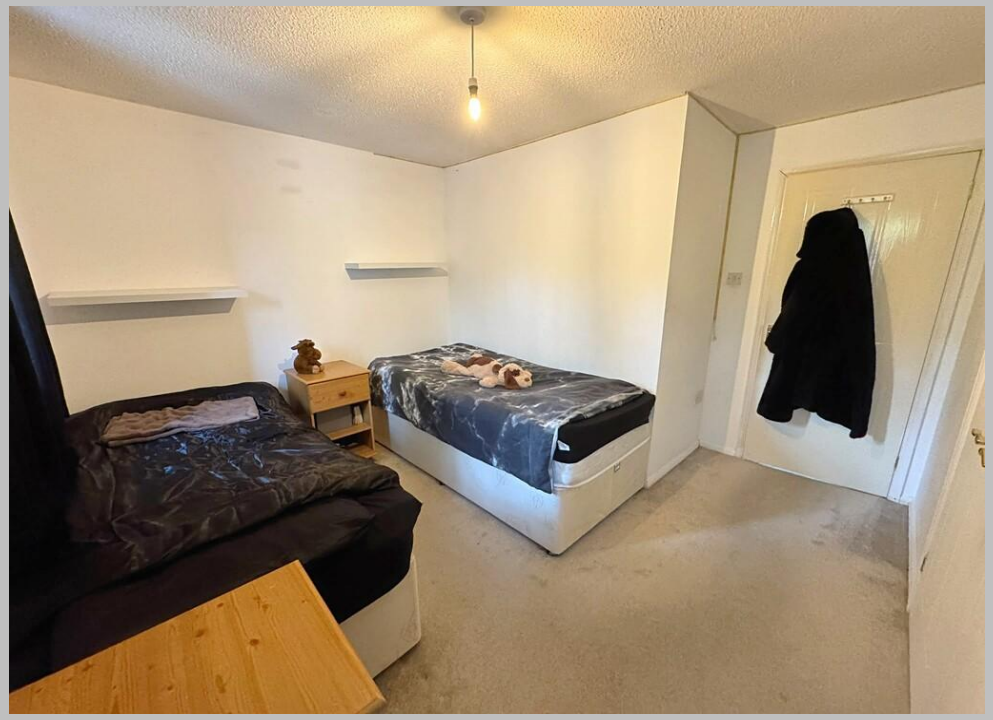








Tel: 01531 635151









Tel: 01531 635151