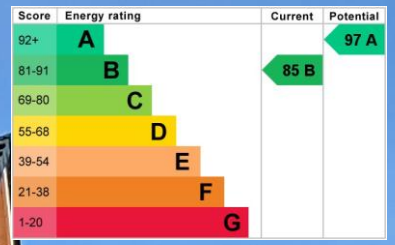
KIMBERLEY'S
SALES & LETTINGS



Tennyson Road, Ledbury HR8 2ST

Well presented, Two Bedroom End-Terraced House offering: Good sized Lounge Diner, Modern fitted Kitchen, Cloakroom, Two double Bedrooms and a Family Bathroom. Outside offers a private Rear Garden and allocated Parking for two cars.

Guide Price £225,000 FREEHOLD

Tennyson Road, Ledbury HR8 2ST
Guide Price £225,000 LEASEHOLD



We are delighted to offer for sale this well presented, Two Bedroom home that offers light and airy accommodation to include: Entrance Hall, good sized Lounge Diner, modern fitted Kitchen and Cloakroom. The Lounge Diner offers French doors that open to the Rear Garden. Upstairs offers Two double Bedrooms together with a family Bathroom. Outside benefits from a private rear Garden with side access and two allocated parking spaces.

The property is conveniently placed for the Town where an extensive range of traditional shops and recreational facilities. The Motorway Network is approximately 4 miles from Junction 2 of the M50 plus Ledbury also offers a Mainline Railway Station.

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

Entrance via Canopy Porch with outside light & composite door leads to the:-

Entrance Hall 9'4'' x 3'1'' Having a radiator, power points, consumer unit, ceiling light point, smoke detector, opening to Kitchen and doors lead to:

Downstairs Cloakroom 5'3'' x 2'10'' being fitted with a White suite comprising; low level close coupled W.C., pedestal wash basin with splashback tiling; vinyl flooring, radiator, extractor fan and two downlighters to ceiling.

Boiler/Store Cupboard Having power points, telephone point, consumer unit, ceiling light point and a wall mounted Ideal gas fired central heating combi boiler.

Kitchen 9'4'' x 6'3'' with front aspect UPVC double glazed window. Kitchen is fitted with a range of grey base and wall units with laminate worktop over and inset stainless steel sink. Integrated electric under Oven with electric Bosh hob and chimney & cowl style cooker hood over. Space for an upright fridge/freezer and plumbing and waste for an automatic washing machine. Kitchen is completed by; Vinyl flooring, stainless steel splashback behind hob, power points, extractor fan and six downlighters to ceiling.

Good Sized Lounge / Diner 16'9''max x 12'10''max. with side aspect UPVC double glazed window & rear aspect UPVC double glazed 'French Doors' to the rear garden (with UPVC double glazed panels flanking). Room is completed by; Two radiators, numerous power points, T.V. point, telephone point, central heating thermostat, two ceiling light points, smoke detector and staircase leads to the:

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

Bedroom One 12'10'' x 9'0'' with Front aspect UPVC double glazed window; radiator, power points and a ceiling light point.

Bedroom Two 12'10''max. x 10'5''max & 7'5''min. with rear aspect UPVC double glazed window; radiator, power points, central heating thermostat,

ceiling light point and useful Cupboard over staircase.

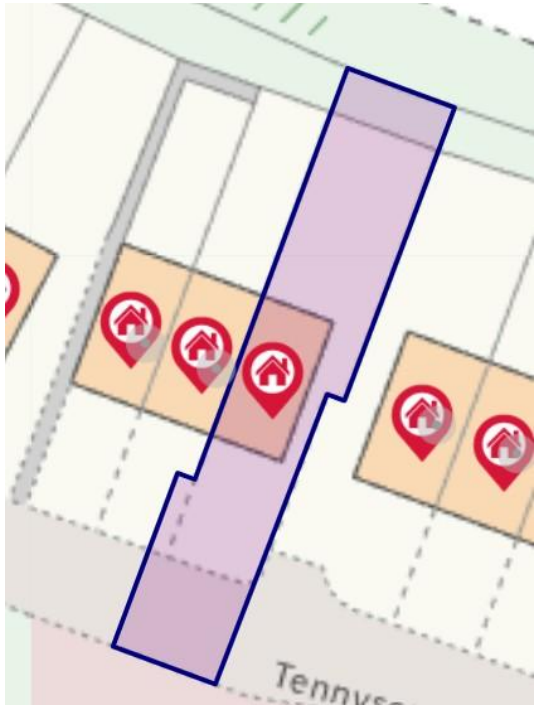


Bathroom 7'5''max. x 6'1''max. with a side aspect UPVC double glazed obscure window; Fitted White suite comprising; low level close coupled W.C, pedestal wash hand basin with splashback tiling and a panel sided bath with mixer shower over and glass shower screen. Bathroom has full height tiling to bath area, vinyl flooring, radiator, extractor fan and four downlighters to ceiling.

OUTSIDE/GARDENS

The property is set back from the road behind two allocated parking spaces. This in turn leads to the front door and has a paved path with side gate leading to the:

Rear Garden briefly comprising paved patio area perfect for entertaining and the rear garden is mainly laid to lawn having a side path leading to the side gate, outside lighting and fencing to boundaries.



TENURE **This is understood to be FREEHOLD.**

VIEWING **Strictly via Agent. 01531 635151**

SERVICES **Mains Electricity, Gas, Water and Drainage**

TELEPHONE LINE **Subject to telecoms regulations**

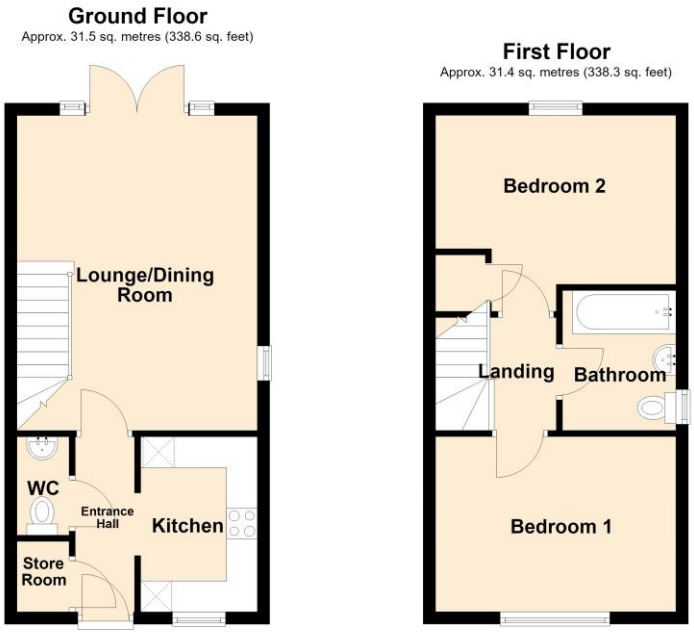
VACANT POSSESSION UPON COMPLETION OF THE PURCHASE

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

AGENTS NOTE **Whilst we endeavor to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services; and so cannot verify that they are connected, in working order or fit for the purpose; neither have we had sight of the legal documents.**

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 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.



Total area: approx. 62.9 sq. metres (676.9 sq. feet)







The Property Ombudsman
OnTheMarket.com
rightmove.co.uk
The UK's number one property website









Tel: 01531 635151