



A MODERN WELL APPOINTED SEMI-DETACHED HOUSE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS (1 ENSUITE), FITTED DINING KITCHEN WITH APPLIANCES, ENCLOSED REAR GARDEN AND OFF ROAD PARKING

EPC: B

Guide Price: £295,000

14 Skyppe Road, Ledbury, Herefordshire HR8 2GZ



14 SKYPPE ROAD

Location

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

A well presented semi-detached house conveniently located on a popular new residential development on the outskirts of Ledbury.

The well appointed accommodation benefits from gas fired central heating and double glazing. It is arranged on the ground floor with an entrance hall, cloakroom with WC, sitting room and a fitted dining kitchen with appliances. On the first floor the landing gives access to a master bedroom with an Ensuite shower room, two further bedrooms and a family bathroom.

Outside there is a good sized enclosed rear garden and off road parking.

ACCOMMODATION:

Canopy Porch

With outside light.

Entrance Hall

With composite double glazed front door. Single radiator.

Cloakroom

Fitted with a contemporary white suite comprising a wash basin with tiled splashback and a WC. Extractor fan. Single radiator.

Sitting Room 4.65m (15ft) max. x 3.64m (11ft 9in) max.

With TV point. Double and single radiators. Built-in understairs cupboard. Double glazed window to front with fitted shutters.

Inner Lobby

With single radiator. Stairs to first floor.





Dining Kitchen 4.80m (15ft 6in) max. x 3.33m (10ft 9in) max.

Well fitted with a range of contemporary coloured units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Attractive worktops with matching upstands and concealed lighting. Built-in oven with 4-ring gas hob and stainless steel chimney hood over. Integral washing machine and dishwasher. Integral fridge freezer. Double radiator. Matching wall cupboard housing a gas fired boiler. Double glazed window to rear. Double glazed double doors to rear garden.

Landing

With built-in airing cupboard. Access to roof space.



Bedroom 1 3.30m (10ft 8in) max. x 2.92m (9ft 5in) max.

With built-in double wardrobe. Single radiator. Two double glazed windows to front with fitted shutters.

Ensuite Shower Room

Fitted with a contemporary white suite comprising a tiled shower cubicle, wash basin with tiled splashback and a WC. Chrome ladder radiator. Extractor fan.

Bedroom 2 3.95m (12ft 9in) max. x 2.51m (8ft 1in) max.

With single radiator. Double glazed window to front with fitted shutters.



Bedroom 3 2.27m (7ft 4in) max. x 2.20m (7ft 1in)

With single radiator. Double glazed window to front with fitted shutters.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with tiled surrounds, wash basin with tiled splashback and a WC. Ladder radiator. Extractor fan.

Outside

To the front of the property there is a selection of plants and shrubs with a small area of lawn to the side.

A gateway to the side of the house gives access to a good sized enclosed rear garden which is mainly laid to lawn with a paved terrace.

A driveway provides off road parking.

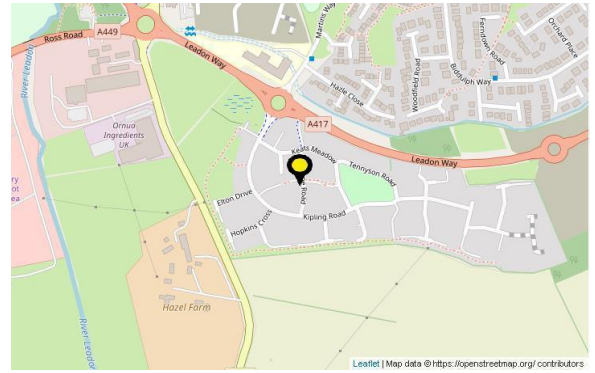
Services

We have been advised that all 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.



Directions

From the agents Ledbury Office turn right and proceed to the end of New Street. At the traffic island take the first exit on the left and at the following island turn right into Kipling Road. Turn left into Skyppe Road and the property will then be found on the left hand side.



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 formally 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

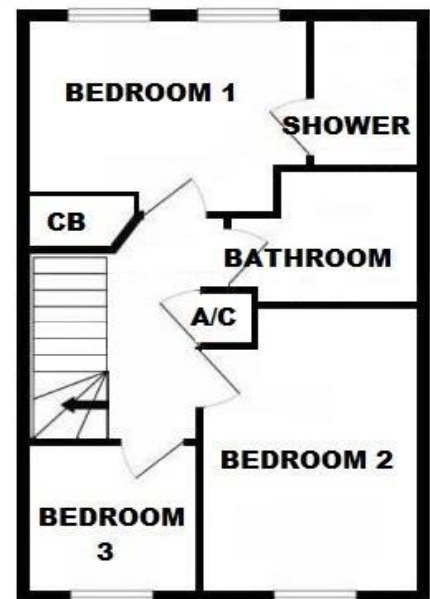
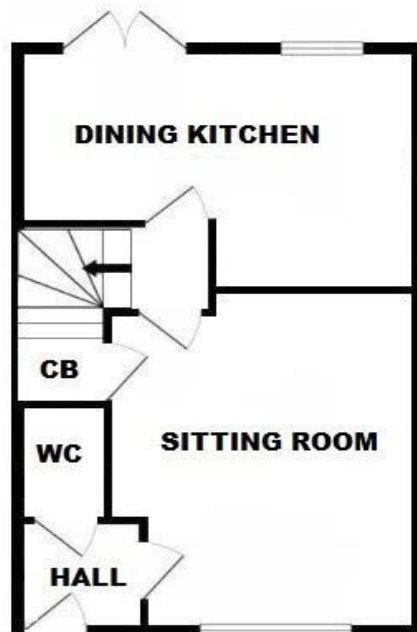
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

COUNCIL TAX BAND: C

EPC

The EPC rating for this property is B (84)



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