

A MODERN WELL APPOINTED DETACHED HOUSE ENJOYING A FINE OPEN OUTLOOK OVER FARMLAND BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 3 BEDROOMS (1 ENSUITE), FITTED DINING KITCHEN WITH APPLIANCES, ATTRACTIVE LANDSCAPED GARDEN, OFF ROAD PARKING AND A CONVERTED GARAGE PROVIDING A HOME OFFICE AND STORE/UTILITY ROOM. EPC:B

INSPECTION RECOMMENDED

Guide Price: £349,950

2 Skynner Avenue, Ledbury, Herefordshire HR8 2LU

3 1 2

2 SKYNNER AVENUE

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

Occupying a pleasant corner plot enjoying a wonderful outlook over farmland, a very well appointed detached house situated on a popular new residential development on the outskirts of Ledbury.

The well presented accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, sitting room and a well fitted dining kitchen with appliances. On the first floor there is a master bedroom with an Ensuite shower room, two further bedrooms and a family bathroom with WC.

Outside there is an attractive landscaped garden which is fully enclosed to the side. A driveway provides off road parking for two cars.

The original garage has been converted into a useful **HOME OFFICE** and store/utility room.

ACCOMMODATION:

Canopy Porch

With outside light.

Reception Hall

With double glazed front door. Built-in double cloak cupboard. Single radiator. Stairs to first floor. Built-in understairs cupboard. Attractive wood effect Karndean flooring.

Cloakroom

With a contemporary white suite comprising a wash basin with tiled splashback and a WC. Extractor fan. Single radiator. Matching Karndean flooring.

Sitting Room 5.04m (16ft 3in) x 3.15m (10ft 2in)

With TV point. Two single radiators. Double glazed window to side. Further double glazed window to front enjoying a fine outlook over farmland.

Dining Kitchen 5.04m (16ft 3in) x 3.20m (10ft 4in)

Well fitted with a range of attractive units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Wood effect work surfaces with matching upstands. Built-in oven. Fitted 4-ring ceramic hob with stainless steel chimney hood over. Integral fridge freezer. Integral dishwasher and washing machine. Matching wall cupboard housing a gas fired boiler. Wood effect Karndean flooring. Double radiator. Double glazed windows to side and front with fine outlook. Double glazed double doors to side giving access to the garden.





Landing

With single radiator. Access to roof space. Double glazed window to rear.

Bedroom 1 3.95m (12ft 9in) max. x 3.69m (11ft 11in) max.

With built-in double wardrobe with sliding mirrored doors. Single radiator. Double glazed windows to side and front with a very pleasant outlook over farmland.

Ensuite Shower Room

Fitted with a white suite comprising a tiled shower cubicle, wash basin with tiled splashback and a WC. Shaver points. Extractor fan. Chrome ladder radiator. Double glazed window to front.

Bedroom 2 3.28m (10ft 7in) x 2.68m (8ft 8in) plus door recess

Having a built-in double wardrobe with mirrored doors. Built-in overstairs cupboard. Single radiator. Double glazed windows to side and front with fine outlook.

Bedroom 3 2.25m (7ft 3in) max. x 2.11m (6ft 10in) max.

With fitted single wardrobe. Single radiator. Double glazed window to side.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash basin with tiled splashback and a WC. Shaver point. Extractor fan. Chrome ladder Radiator. Double glazed window to side.

Outside

The property occupies a corner plot position with areas of lawn and shrubs to the front and one side of the house. On the other side there is an enclosed private landscaped garden which is attractively arranged with a large paved terrace with steps leading up to a further small terrace and an area of lawn with shrubs. There is a use store, outside tap and lights.

From the garden there is access to the converted garage which now provides and store/utility room (8'2 x 8') and a HOME OFFICE (8'2 x 7'11) both with light and power.

To the rear of the property there is a driveway proving off road parking for two cars. A gateway off the driveway provides pedestrian access to the enclosed side garden and home office.

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.

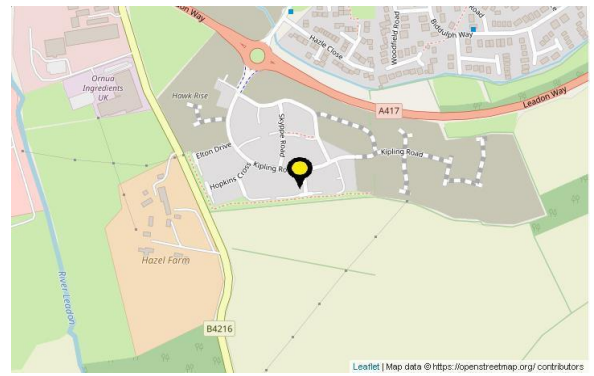
Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



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. Continue along Kipling Road and then turn right into Skynner Avenue. The property will then be located at the far end on the left hand side.



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 formerly 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

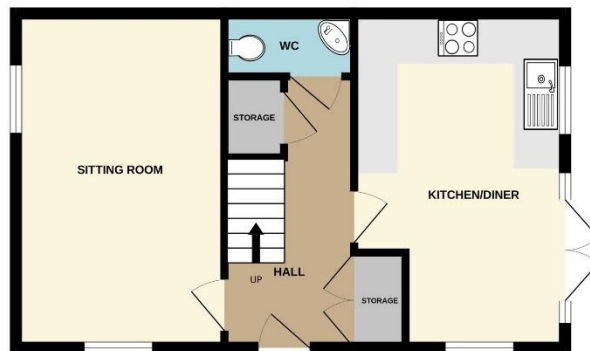
COUNCIL TAX BAND D

EPC

The EPC rating for this property is B (84)



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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