



A MODERN WELL APPOINTED DETACHED HOUSE ENJOYING A PROMINENT POSITION IN A POPULAR RESIDENTIAL AREA BENEFITING FROM NHBC WARRANTY TO 2033, GAS CENTRAL HEATING AND DOUBLE GLAZING WITH FOUR BEDROOMS (ONE ENSUITE), FITTED DINING KITCHEN WITH APPLIANCES, ATTRACTIVE LANDSCAPED GARDEN, OFF ROAD PARKING AND A DETACHED GARAGE.

NO CHAIN. EPC - B

45 Ruskin Avenue – Guide Price £385,000

Ledbury, Herefordshire, HR8 2SX



45 Ruskin Avenue

Location & Description

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 prominent position on a popular new residential development on the outskirts of Ledbury is a very well-appointed detached house. Benefitting from upgrades throughout including top of the range built in wardrobes, half tiling in the bathroom and en-suite, high quality carpets and an upgraded kitchen. The property also has the advantage of still being under the developer's warranty.

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, well-appointed kitchen with appliances and a separate utility room. On the first floor there is a principal bedroom with an ensuite shower room, three further bedrooms and a family bathroom with WC.

Outside there is an attractive landscaped garden with gated side access. A tandem driveway provides off road parking for multiple vehicles as well as a detached garage.

The accommodation with approximate dimensions is as follows:

Reception Hall

A double glazed UPVC door enters reception hall with two ceiling light points. Double glazed window to side aspect. Coat and hanging space. Doors to Living room, Kitchen/Dining room, WC and storage cupboard with built in shelving and housing the consumer unit. Wood effect vinyl flooring. Radiator.

Living Room (15'5 x 11'0)

Pendant light fitting. Double glazed window to the front aspect. Media point with aerial and wired internet connection. Radiator. Carpet.

Kitchen Dining Room (19'4 x 9'8)

Feature light pendant and spot down lighting. Double glazed French doors opening onto garden patio. Double glazed window to the rear aspect. A significantly upgraded kitchen with a range of wall and base units. Wood effect vinyl worktop with inset stainless-steel sink and half sink unit with chrome tap. Integrated electric oven and induction hob with glass splashback. Integrated dishwasher and fridge/freezer. Wood effect vinyl flooring. Extractor fan. Door into utility room. Space for dining table.





Utility Room

Ceiling light point. Wood effect vinyl worktop with space for undercounter washing machine and tumble dryer. Double glazed window to side aspect. Radiator. Hanging space for coats.

WC

Ceiling light point. Ceramic corner sink and tiled backsplash. Low level toilet. Radiator. Extractor fan. Wood effect vinyl flooring.

First Floor

The first floor landing has a ceiling light point. Double glazed window to the side aspect. Doors to bedrooms and family bathroom. Storage cupboard with built in shelving. Radiator. Carpet. Loft access.

Bedroom 1 (12'3 x 10'0)

Pendant light fitting. Double glazed window to rear aspect. Two built in mirrored double wardrobes. Radiator. Carpet. Door to ensuite. Tv aerial and socket.

Ensuite

Ceiling light point. Walk in double shower cubicle with mains chrome waterfall shower. Ceramic sink with chrome mixer tap and half height tiling. Low level toilet. Wood effect vinyl flooring. Heated chrome towel rail. Extractor fan.

Bedroom 2 (9'11 x 8'11)

Pendant light fitting. Double glazed window to the front aspect. Built in wardrobe. Radiator. Carpet.

Bedroom 3 (9'1 x 8'11)

Ceiling light point. Double glazed window to the front aspect. Built in wardrobe. Radiator. Carpet.

Bedroom 4 (9'0 x 6'8)

Ceiling light point. Double glazed window to the rear aspect. Radiator. Carpet

Family Bathroom

Ceiling light point. Obscure double-glazed window to side aspect. Panelled bath with mains overhead shower. Ceramic sink with chrome mixer tap and half height tiling. Low level toilet. Chrome towel rail. Wood effect vinyl flooring.

Outside

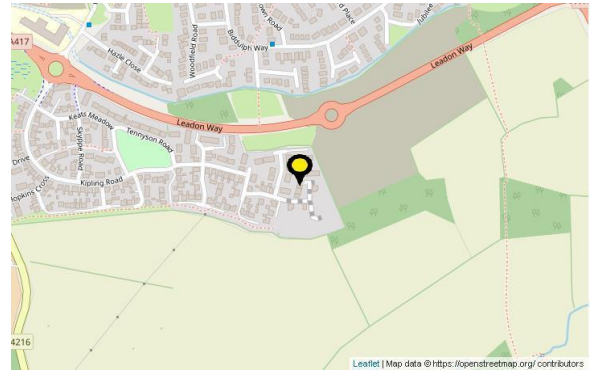
Stepping out of the French doors from the Kitchen Dining Room into a much improved and thoughtfully landscaped garden. A stylish and recently paved patio with gated side access. An area laid to lawn with a number of established flower beds and a further raised planter to the far corner. A recently installed Cedar wood greenhouse on a concrete base and a raised gravelled patio to the far end of the garden.

To the front is a tandem tarmacked driveway for multiple vehicles in front of a brick-built garage with a pitched roof, power and lighting. The front garden is laid to lawn with established shrubs.

Outside water is available.

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 to the end where a T Junction brings you onto Ruskin Avenue. The property is located opposite the junction.



Services

We have been advised that 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.

General

to seek validation of all such matters 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 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) or Colwall Office (01684 540300)

Council Tax

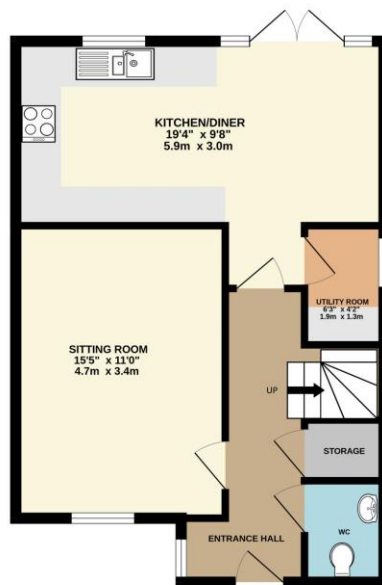
COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

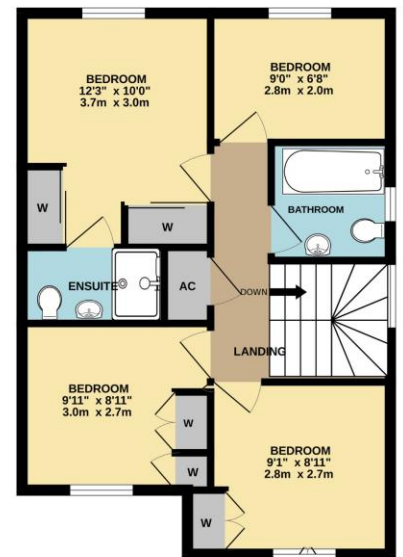
EPC

The EPC rating for this property is B (84).

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

