



A WELL APPOINTED FOUR BEDROOM DETACHED HOUSE WITH DETACHED GARAGE IN A PRIME POSITION ON THE MODERN AND POPULAR HAWKRISE RESIDENTIAL ESTATE WITHIN WALKING DISTANCE OF LEDBURY TOWN CENTRE BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING.

EPC - B

74 Kipling Road – Guide Price £425,000

Ledbury, Herefordshire, HR8 2GU



74 Kipling Road

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

Set on a corner plot on the popular residential Hawkrise Estate is a well appointed and upgraded four bedroom detached property benefitting from 6 remaining years on its NHBC Guarantee. Briefly comprising reception hall with doors leading into a dual aspect living room, front facing dining room, integrated kitchen breakfast room with appliances and downstairs WC. The first floor has a principal bedroom with en suite and walk in shower, three further bedrooms and family bathroom.

The garden faces south and has a brick wall boundary to the road side, with a much improved garden including sun decking, and further patio in the far right corner. Gated side access leads you to a tandem driveway with parking for multiple vehicles in front of a detached garage with power and lighting.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Storm Porch and UPVC double glazed front door opening into an entrance hall with two spot down lights. Coat cupboard with coat hanging space and fuse board. Under stairs storage cupboard. Quick Step wood effect laminate flooring. Doors into Living room, Dining Room, Kitchen breakfast room and WC.

Living Room

A dual aspect room with two spot down lights. Double glazed window to the front aspect with fitted blinds and French Doors opening onto the garden patio. Two radiators. Quick Step wood effect laminate flooring.

Dining Room

Pendant Light. Double glazed windows to the front and side aspect with fitted blinds. Radiator. Carpet.

Kitchen Breakfast Room

With stylish pendant lighting. Double glazed windows to the side and rear aspect with fitted blinds and French doors opening onto the garden patio. A range of wall and base units with matching feature breakfast island with cupboards space. Quartz work tops with inset stainless steel sink and half sink drain unit and chrome taps. Integrated Fridge Freezer, Electric oven and microwave, Steam washing machine and wine fridge. Five ring gas hob with over head extractor fan. Quick Step wood effect laminate flooring.

WC

Ceiling light point. Corner ceramic sink with mixer tap. Radiator. Half tiled walls. Low level toilet. Quick Step wood effect flooring. Extractor fan.





To the First Floor

Landing with double glazed window to rear aspect. Radiator. Carpet. Doors to all bedrooms and bathroom.

Bedroom 1

A dual aspect double bedroom with fan ceiling light. Double glazed windows to the side and rear aspect with fitted blinds. Two wall lights. Wall length double wardrobe with sliding doors. Radiator. Carpet. Door to ensuite.

Ensuite

Ceiling light point. Double glazed obscure glass window to the side aspect. Walk in double shower cubicle with electric 'Mira' power rainfall shower head and secondary detachable shower head. Tiled walls. Ceramic sink with chrome mixer tap. Low level toilet. Heated chrome towel rail. Quick step wood effect laminate flooring.

Bedroom 2

Double bedroom with ceiling light point. Two windows to the front and side aspect. Radiator. Clothes hanging rail. Carpet.

Bedroom 3

Double bedroom with ceiling light point. Double glazed window to the front aspect with fitted blinds. Radiator. Carpet. Clothes hanging rail.

Bedroom 4

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

Family Bathroom

Ceiling light point. Half tiled walls. Panelled bath with mains over head shower. Ceramic sink with chrome mixer tap. Radiator. Low level toilet. Quick step wood effect laminate flooring.



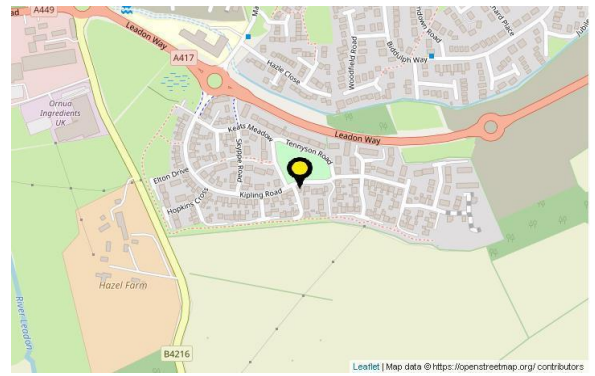
Outside and Garden

Stepping out from the kitchen French doors onto a paved patio. The garden is south facing with an area laid to lawn. A sizable raised decking area with further patio to the far right corner of the garden. Gated side access leads to a tandem driveway for multiple vehicles in front of a detached garage with pitched roof, lighting and power. The front of the property has an open aspect with a green area and park. The front garden is laid to lawn with a range of established shrubs and plants with paved pathway. An external water supply 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 for short distance and access to No 74 will be found on the right hand side.



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

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) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "E"

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
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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 is given as to their operability or efficiency can be given.
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