



A MODERN VERY WELL APPOINTED SEMI-DETACHED HOUSE BENEFITING FROM GAS FIRED 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

8 Skyppe Road, Ledbury, Herefordshire HR8 2GZ



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

The well appointed accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with a canopy porch, entrance lobby, cloakroom with WC, sitting room, inner hall 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 bathroom.

Outside there is a garden which is enclosed to the rear and a driveway providing parking for two cars.

ACCOMMODATION:

Canopy Porch

With outside light.

Entrance Lobby

With composite double glazed front door. Single radiator. Wood effect flooring.

Cloakroom

Fitted with a modern white suite comprising a wash basin with tiled splashback and a WC. Single radiator. Extractor fan. Wood effect flooring.

Sitting Room 4.65m (15ft) x 3.66m (11ft 10in) 10

With double and single radiators. Built-in understairs cupboard. Double glazed window to front.

Inner Hall

With single radiator. Stairs to first floor.

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

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





Landing

With access to roof space. Built-in cupboard with hanging rail.

Bedroom 1 3.30m (10ft 8in) x 2.92m (9ft 5in) plus stairhead

With single radiator. Stairhead surface area. Two double glazed windows to rear.

Ensuite Shower Room

With a contemporary white suite comprising a tiled shower cubicle, wash basin with tiled splashback and a WC. Shaver point. Extractor fan. Ladder radiator.

Bedroom 2 3.23m (10ft 5in) x 2.51m (8ft 1in)

With two built-in cupboards. Single radiator. Double glazed window to front.

Bedroom 3 2.35m (7ft 7in) max. x 2.22m (7ft 2in) max.

With single radiator. Double glazed window to front.

Bathroom

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



Outside

To the front of the property there is an area of lawn with a selection of shrubs. A driveway to side provides off road parking for two cars.

A gateway to the side gives access to the enclosed rear garden which is pleasantly arranged with a paved terrace and area of lawn. There is a useful garden shed, outside tap and external power point.



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.

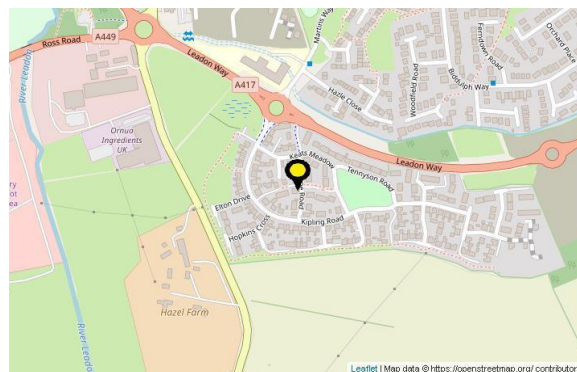
Tenure

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. Proceed along Kipling Road and then turn left in Skyppe Road. The property will then be found after a short distance on the right 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 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.

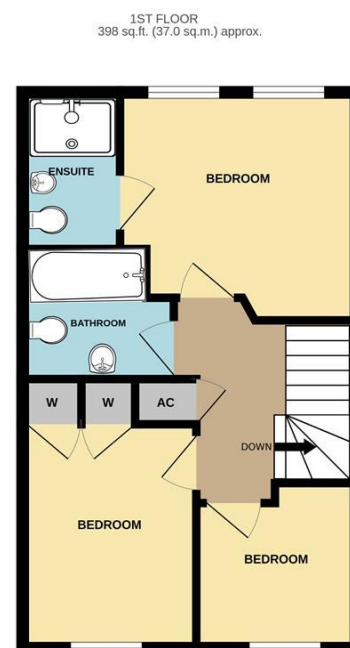
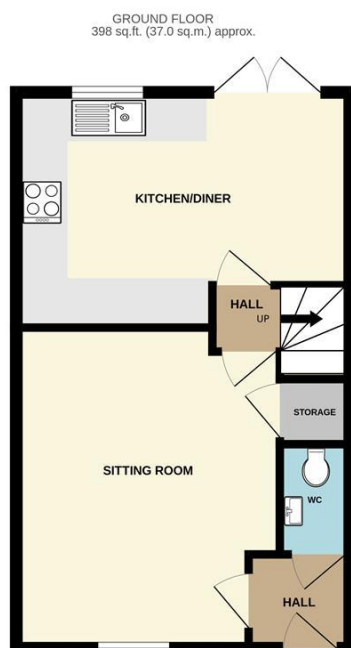
Viewing

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

Council Tax
BAND C

EPC

The EPC rating for this property is B (84)



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