



CONVENIENTLY LOCATED IN A POPULAR NEW RESIDENTIAL DEVELOPMENT ON THE OUTSKIRTS OF THE TOWN A MODERN WELL APPPOINTED MID TERRACED HOUSE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING WITH THREE BEDROOMS (1 ENSUITE), FITTED DINING KITCHEN WITH INTEGRAL APPLIANCES, ENCLOSED REAR GARDEN AND OFF ROAD PARKING.

EPC: B

## 28 Kipling Road – Offers Invited £255,000

Ledbury, Herefordshire, HR8 2GU



# 28 Kipling Road

## Location & Description

28 Kipling Road is conveniently located in a popular new residential development on the outskirts of Ledbury. 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

28 Kipling Road is a modern mid-terraced house conveniently located in the popular new residential development St Catherine's Grange, built by David Wilson Homes on the outskirts of the town.

The property was constructed in 2021 and benefits from gas fired central heating, double glazing and has the remainder of a 10 year NHBC warranty.

The well appointed accommodation is arranged on the ground floor with an entrance hall, cloakroom with WC, a sitting room and fitted dining kitchen with integral appliances. On the first floor there is a master bedroom with an Ensuite shower room, two further bedrooms and a bathroom.

Outside there is an enclosed rear garden and two allocated parking spaces.

The accommodation with approximate dimensions is as follows:

### Storm Porch

Outside light.

### Entrance Hall

Composite double glazed front door. Radiator. Carpet. Pendant light fitting. Doors to:

### Cloakroom

With tiled floor. WC and wash hand basin. Radiator. Extractor fan. Pendant light fitting.

### Sitting Room 4.68m (15ft 1in) x 3.72m (12ft)

Double glazed window to front. Radiator. TV point. Two pendant light fittings. Understairs storage cupboard. Door to:

### Inner Hall

Stairs to first floor. Radiator. Carpet. Pendant light fitting. Door to:







### **Dining Kitchen 4.83m (15ft 7in) x 3.35m (10ft 10in)**

With double glazed window to rear and French doors opening onto the garden. Contemporary fitted kitchen comprising cupboards and pan drawers with wood effect work surfaces over. Integrated ZANUSSI appliances to include fridge freezer, dishwasher, washing machine, electric oven with gas hob and extractor over. Stainless steel sink unit. Wall mounted central heating boiler. Radiator. Wood effect flooring. Ceiling light fittings.

### **Landing**

Access to loft space. storage cupboard. Carpet. Pendant light filling.

### **Bedroom 1 3.35m (10ft 10in) x 3.28m (10ft 7in)**

Two double glazed windows to rear. Radiator. Carpet. TV point. Pendant light fitting. Door to:

### **En-Suite Shower Room**

Tiled shower cubicle with electric MIRA shower. WC and wash hand basin. Shaver point. Ladder radiator. Tiled floor. Extractor fan. Ceiling light fitting.

### **Bathroom**

Suite comprising panelled bath, WC and wash hand basin. Ladder radiator. Tiled flooring. Extractor fan. Ceiling light.

### **Bedroom 2 3.82m (12ft 4in) x 2.51m (8ft 1in)**

Double glazed window to front. Carpet. Radiator. Pendant light fitting.

### **Bedroom 3 2.30m (7ft 5in) x 2.25m (7ft 3in)**

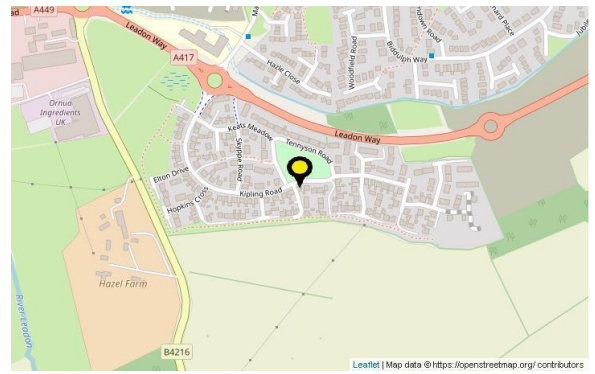
Double glazed window to front. Carpet. Radiator. Pendant light fitting.

### **Outside**

To the front of the property there is a small area of low maintenance garden with beech hedging, decorative stone, plants and shrubs. There is an enclosed garden to the rear laid to lawn with a small paved patio and pathway.

## 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 28 will be found on the left 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)

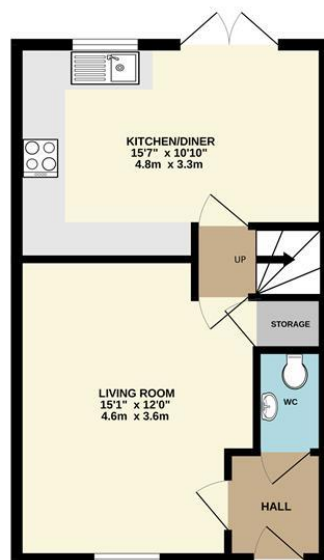
## Council Tax

COUNCIL TAX BAND "C"

## EPC

The EPC rating for this property is B (85).

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

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