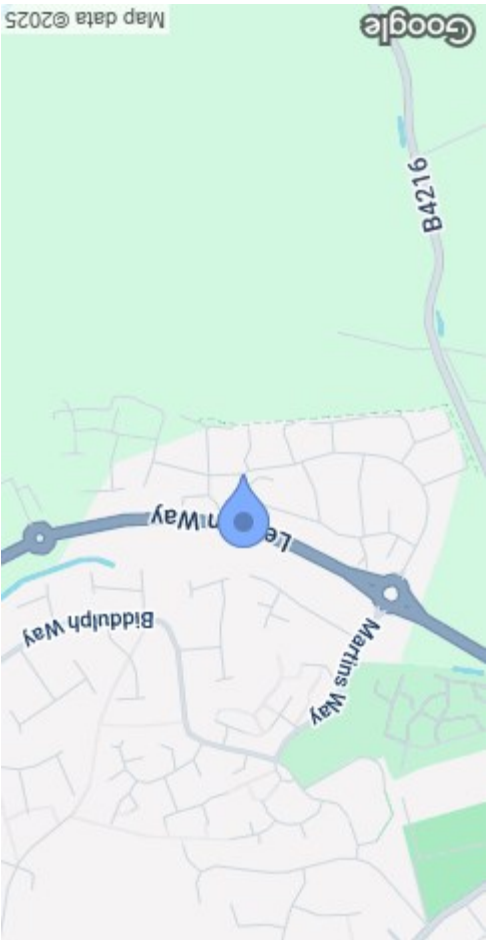


MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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62 Kipling Road
Ledbury HR8 2GU

Guide Price £325,000

AN EXCEPTIONALLY WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME located towards the end of a QUIET CUL-DE-SAC, A STONE'S THROW FROM FIELDS AND COUNTRYSIDE, benefiting from EN-SUITE TO MASTER BEDROOM, 8 YEAR NHBC GUARANTEE, NEWLY CONSTRUCTED SUN ROOM, GARAGE and OFF ROAD PARKING FOR THREE VEHICLES, LARGER THAN AVERAGE LANDSCAPED GARDENS.

Ledbury offers a wide range of local facilities including shops, schools, churches, hotels, doctors surgery, local hospital, recreational facilities and a main line railway station and theatre.

The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distance and the M50 motorway is approximately 4 miles south of the town.



Enter the property via double glazed composite door into:

ENTRANCE HALL

Single radiator, shoe and coat storage area. Door to:

CLOAKROOM

5'1 x 3'4 (1.55m x 1.02m)

Low-level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, wood effect flooring, extractor fan, single radiator.

LOUNGE

15'0 x 11'9 (4.57m x 3.58m)

Wood effect flooring, thermostat control, two radiators, door to under stairs storage area, front aspect window. Door to:

INNER HALLWAY

Single radiator, turning staircase leading off, archway through to:

KITCHEN / DINER

15'5 x 11'0 (4.70m x 3.35m)

Modern fitted kitchen with a range of base and wall mounted units, laminated worktops and tiled splashbacks, integrated fridge / freezer, Zanussi oven with four ring gas hob, glass splashback and extractor fan, integrated dishwasher and washing machine, wood effect flooring, double radiator, rear aspect window, UPVC double glazed sliding doors into:

SUN ROOM

8'8 x 8'2 (2.64m x 2.49m)

Constructed in the last twelve months. This beautiful addition provides a second sitting room or breakfast area, has porcelain tiled flooring, electric room heater, inset spotlighting with dimmer switch, blue tinted glass roof, side aspect windows, double opening French doors leading to the rear.

FROM THE INNER HALLWAY, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Access to roof space, door to cupboard with slatted shelving and storage space.

MASTER BEDROOM

10'8 x 9'4 (3.25m x 2.84m)

Additional recess for built-in double wardrobe accessed via sliding mirrored doors, single radiator, thermostat control, two rear aspect windows. Door to:

EN-SUITE SHOWER ROOM

6'9 x 4'5 (2.06m x 1.35m)

Double shower cubicle accessed via sliding glazed screen, fully tiled walls, Mira electric shower system, pedestal wash hand basin with mixer tap, WC, shaver point, extractor fan, heated towel rail.

BEDROOM 2

12'7 x 8'1 into built-in wardrobe recess (3.84m x 2.46m into built-in wardrobe recess)

Double wardrobe with mirrored doors, shelving and hanging space, radiator, front aspect window.

BEDROOM 3

7'4 x 7'1 (2.24m x 2.16m)

Single radiator, front aspect window.

BATHROOM

7'1 x 5'9 (2.16m x 1.75m)

Panelled bath with mixer tap, WC, pedestal wash hand basin with mixer tap, tiled floor, chrome heated towel rail, extractor fan.

OUTSIDE

To the front of the property, there is a landscaped garden area with edged borders planted with shrubs and bushes with part gravelled, part wood chip finish. A block paved pathway leads to the front door with canopy entrance and front security light. A tarmac driveway to the side, provides off road parking for three vehicles which leads up to:

SINGLE GARAGE

17'2 x 8'7 (5.23m x 2.62m)

Accessed via up and over door, potential roof storage, power and lighting.

Pedestrian gated access from the driveway, leads to the rear gardens which measure 40' x 35'. The gardens have recently been landscaped to comprise large Indian sandstone patio seating area and outside water tap. The garden extends behind the garage to provide further lawned area and the garden is all enclosed by wood panel fencing.

SERVICES

Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Take the Dymock Road to Ledbury, and at the Full Pitcher roundabout, take the last exit onto the bypass and take the first right onto Kipling Road (new estate) where the property can be located on the right hand side towards the end of a no through road.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.