JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









34 Kipling Road, HR8 2GU

Offers In The Region Of £225,000

A tasteful and contemporary two bedroom home situated on a popular residential area in Ledbury. Benefiting from the remainder of a 10 year NHBC warranty with approximately six years remaining. The property offers well maintained, modern accommodation throughout together with two off road parking spaces and an attractive, low maintenance rear garden. EPC - B

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London



Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theater, 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.

A well presented and modern two bedroom home situated on the popular Hawrise development in Ledbury. The property has been particularly well maintained by the current owners and is finished in a tasteful, contemporary style throughout, creating a home that is ready to move straight into. The accommodation comprises an entrance hall, a well proportioned sitting room with an attractive paneled media wall, inner hallway with ground floor WC and a modern fitted kitchen diner with a range of integrated appliances and French doors opening onto the rear garden.

To the first floor are two good sized double bedrooms, the principal bedroom benefiting from fitted wardrobes, together with a modern family bathroom fitted with a white suite and shower over the bath. The property offers well balanced accommodation with clean, modern decor throughout and benefits from the remainder of a 10 year NHBC warranty with approximately six years remaining, providing additional peace of mind.

Outside, the property benefits from two off road parking spaces to the front and gated side access leading to the enclosed rear garden. The rear garden enjoys a recently paved patio area directly outside the French doors with further paved areas and a lawn beyond, providing a pleasant and relatively low maintenance outside space. Hawrise is a well regarded residential development on the outskirts of Ledbury, convenient for local amenities, schooling and transport links.











Entrance Hall

Composite front door into an entrance hall with Two spot down lights. Wood effect laminate flooring. Carpeted staircase to the first floor. Door into...

Sitting Room - 3.9m x 3.5m (12'9" x 11'5")

With double glazed window and fitted blinds to the front aspect. Ceiling light point. Two radiators. Wood effect laminate flooring. Paneled media wall with TV point. Wood effect laminate flooring. Door into Inner hallway.

Inner Hallway

With ceiling light point. Wood effect vinyl flooring. Door into WC and Kitchen Diner.

Dining Kitchen - 4.5m x 2.8m (14'9" x 9'2")

A modern and fully integrated kitchen with a range of wall and base units, featuring a marble effect laminate work top with inset stainless steel sink and draining unit. Four ring electric hob with glass splash back and an under counter electric cooker. Integrated fridge freezer, washer dryer and dishwasher. Useful larder cupboard with fitted shelving and fuse board. Coffee station with space for appliances. Boiler cupboard housing 'Ideal Logic' combination boiler. Six spot down lights. French doors and double glazed window unit to the rear aspect. Radiator. Wood effect laminate flooring.



WC

With ceiling light point. Extractor fan. Low level toilet. Radiator. Ceramic sink with chrome mixer tap. Wood effect vinyl flooring.

First Floor Landing

With ceiling light point. Access into roof space (Partially boarded). Radiator. Carpet.

Bedroom One - 3.5m x 3.4m (11'5" x 11'1")

A spacious double bedroom with double glazed window with fitted blinds to the front aspect. Fitted wardrobe with hanging rails. Fitted over stairs cupboard. Ceiling light point. Radiator. Carpet.

Bedroom Two - 3.4m x 2.5m (11'1" x 8'2")

A further double bedroom with ceiling light point. Double glazed window with fitted blinds to the rear aspect. Radiator. Carpet.

Family Bathroom

A modern and well appointed white suite with paneled bath with mains powered over head shower with a tiled surround. Ceramic sink with chrome mixer tap and a tiled back splash. Low level toilet. Chrome heated towel rail. Obscure double glazed window to the rear aspect. Extractor fan. Wood effect vinyl flooring.







Outside and Garden

Two off road tarmac parking spaces to the front of the property with an established shrub border. A paved path leads to the front door, covered by a storm porch.
Gated side access leads to the rear garden with a recently paved, stylish patio sits in front of the French doors into the kitchen. The paved patio continues to the side and rear of the garden which also offers a low maintenance area laid to lawn. Outside lighting and 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 for short distance, passing the playing field and children's park on your left hand side. Continue up Kipling Road where the property can be found on your left hand side.

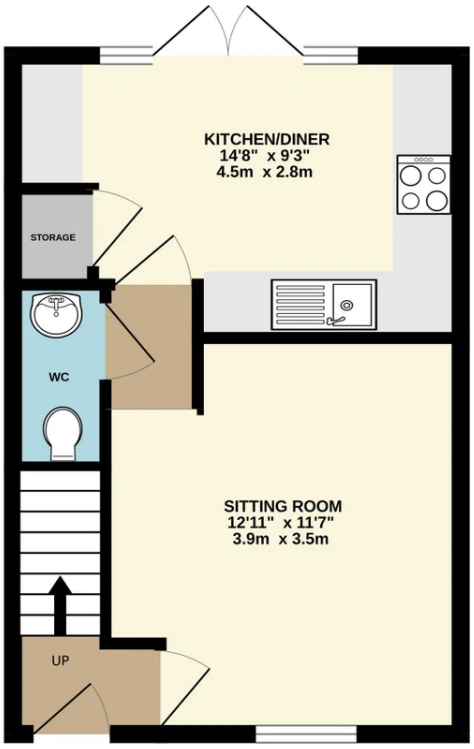
Services

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.

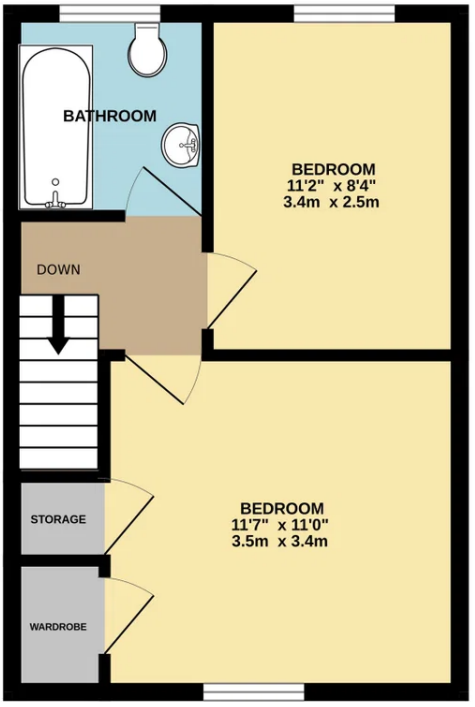




GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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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 "B"

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 (83).

Agents Note - We understand that there is a communal service charge for the estate management, paid annually. (last years payment was £145)

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.