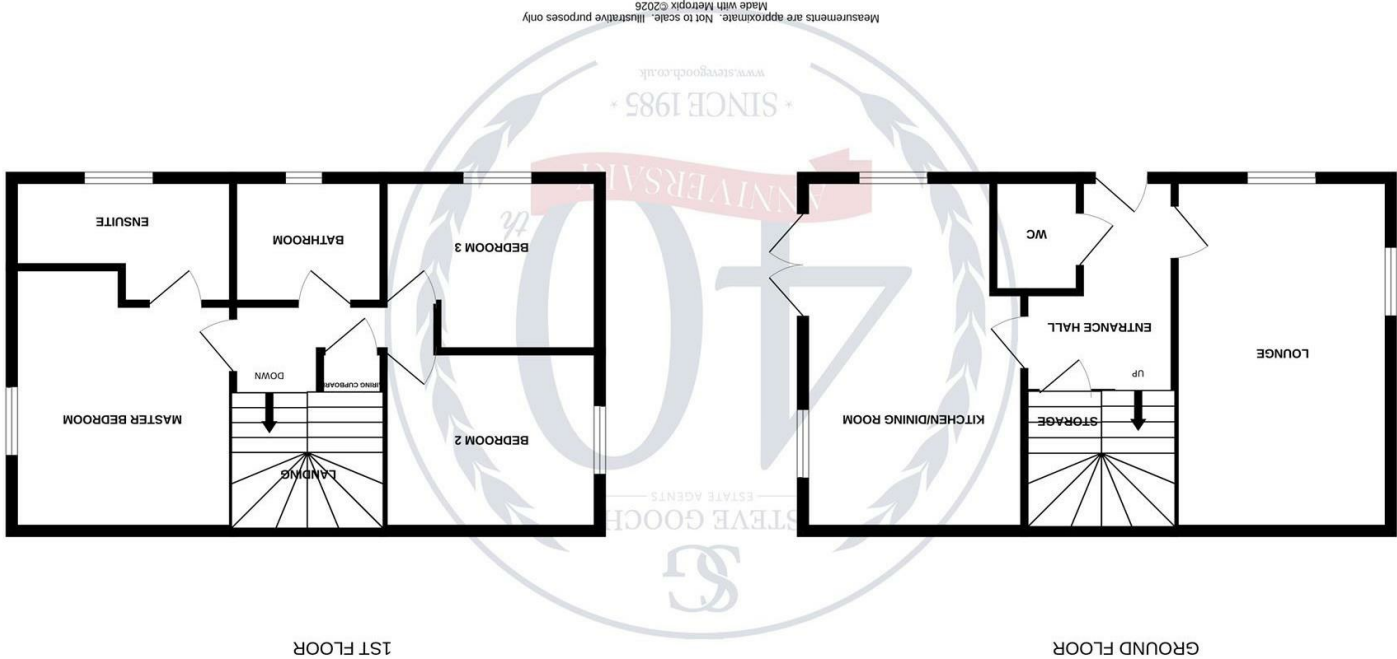
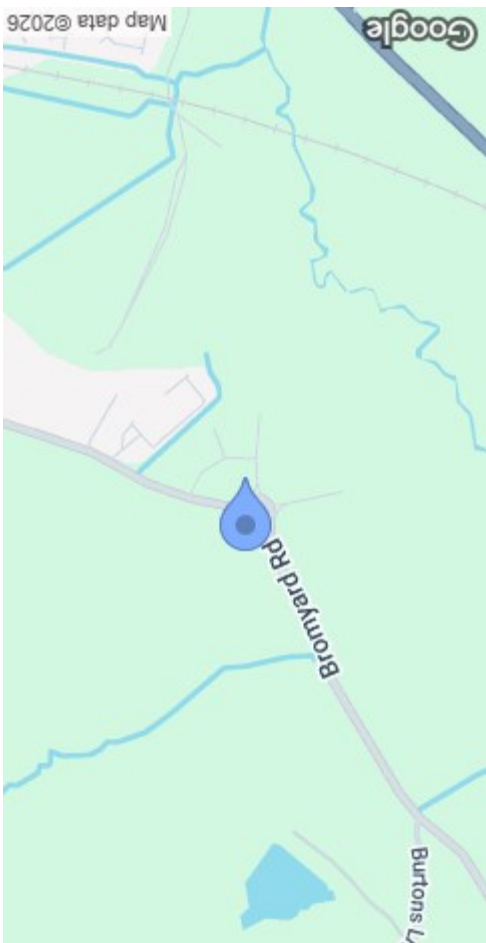




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



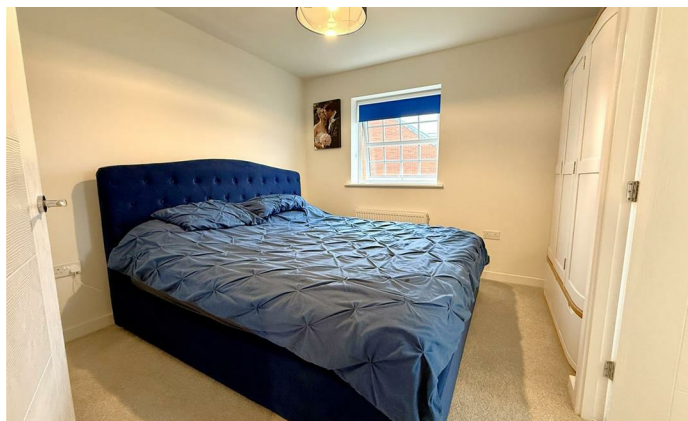
11 Viaduct Avenue  
 Ledbury HR8 1FP

## Guide Price £319,999

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY HOME BUILT IN 2025 with NINE YEARS NHBC WARRANTY REMAINING, offering LARGE EN-SUITE TO MASTER BEDROOM, LOW MAINTENANCE SOUTH FACING REAR GARDEN, OFF ROAD PARKING FOR TWO VEHICLES, all being offered with NO ONWARD CHAIN.

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.



The property is accessed via a composite door with a frosted glass window into:

### ENTRANCE HALL

Wood effect flooring, radiator, door giving access to a good size under stairs storage cupboard, coat hanging space.

### CLOAKROOM

Wall mounted wash hand basin with tiled splashback, radiator, wood effect laminate flooring.

### KITCHEN / FAMILY ROOM

16'13 x 10'48 (4.88m x 3.05m)

Range of base, wall and draw mounted units, four ring gas hob with cooker under, extractor fan, one and a half bowl sink unit with mixer tap over, space for large dining table, plumbing for washing machine, built-in fridge / freezer, built-in dishwasher, cupboard housing. Ideal Logic gas-fired combination boiler, radiator, wood effect laminate flooring, front and side aspect UPVC double glazed window, double UPVC doors to the rear garden, which is southerly facing.

### LOUNGE

16'14 x 10'59 (4.88m x 3.05m)

Radiator, television point, double aspect upvc glazed windows to the side and front.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Access to loft space, wooden door giving access into a very good sized storage cupboard. Wooden door into:

### MASTER BEDROOM

11'40 x 10'41 (3.35m x 3.05m)

Radiator, rear aspect UPVC double glazed window overlooking rear garden, with views towards the viaduct. Wooden door into:

### EN-SUITE

9'66 x 6'76 (2.74m x 1.83m)

Large double shower unit with fully tiled walls, shower head over, low-level WC, wall mounted wash hand basin with tiled splash back, radiator, wood effect laminate flooring, extractor fan, front aspect frosted UPVC double glazed window.

### BEDROOM 2

10'93 x 7'91 (3.05m x 2.13m)

Radiator, front aspect UPVC double glazed window.

### BEDROOM 3

10'83 x 8'01 (3.05m x 2.46m)

Radiator, dual aspect front and side UPVC double glazed windows.

### FAMILY BATHROOM

Panelled bath, shower attachment over, fully tiled walls, wall mounted wash hand basin with tiled splash back, low level WC, heated towel rail, side aspect frosted UPVC double glazed window and extractor fan.

### OUTSIDE

From the pavement, a slabbed walkway leads to the front door with canopy porch. There is a small lawned area to either side of the entrance door with Laurel hedging enclosing the front. A garden gate to the right hand side of the property gives access to the rear garden. The rear garden is south facing and mainly laid to lawn with a patio seating area, outside tap, garden shed / summer house (with power and lighting), all enclosed by fencing. The garden gate is accessed from the driveway, where there are two off road parking spaces to the rear where there is also an EV charging point and an outside power point.

### SERVICES

Mains water, electricity and drainage.

There are solar panels at the property which offset the cost of the electricity.

### 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

Severn Trent.

### LOCAL AUTHORITY

Council Tax Band: D  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### 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

From Ledbury, head out on the B4214 towards Bromyard. Proceed along this road for approximately 0.8 miles. Turn left at the roundabout onto Viaduct Avenue where the property can be found along on the right hand side.

### 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.