

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



74 Kipling Road, HR8 2GU

Guide Price **£425,000**

A Well Appointed Four Bedroom Detached House With Detached Garage In A Prime Position On The Modern And Popular Hawkrise Residential Estate Within Walking Distance Of Ledbury Town Centre Benefiting From Gas Central Heating And Double Glazing. EPC - B

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2



Regulated by

RICS

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





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.

Description

Set on a corner plot on the popular residential Hawkrise Estate is a well appointed and upgraded four bedroom detached property benefitting from 6 remaining years on its NHBC Guarantee. Briefly comprising reception hall with doors leading into a dual aspect living room, front facing dining room, integrated kitchen breakfast room with appliances and downstairs WC. The first floor has a principal bedroom with en suite and walk in shower, three further bedrooms and family bathroom.

The garden faces south and has a brick wall boundary to the road side, with a much improved garden including sun decking, and further patio in the far right corner. Gated side access leads you to a tandem driveway with parking for multiple vehicles in front of a detached garage with power and lighting.

Entrance Hall

Storm Porch and UPVC double glazed front door opening into an entrance hall with two spot down lights. Coat cupboard with coat hanging space and fuse board. Under stairs storage cupboard. Quick Step wood effect laminate flooring. Doors into Living room, Dining Room, Kitchen breakfast room and WC.

Living Room



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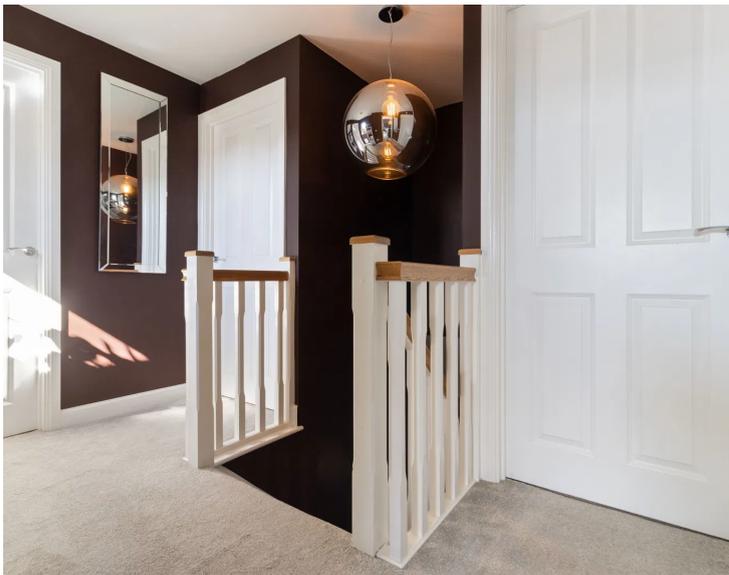
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A dual aspect double bedroom with fan ceiling light. Double glazed windows to the side and rear aspect with fitted blinds. Two



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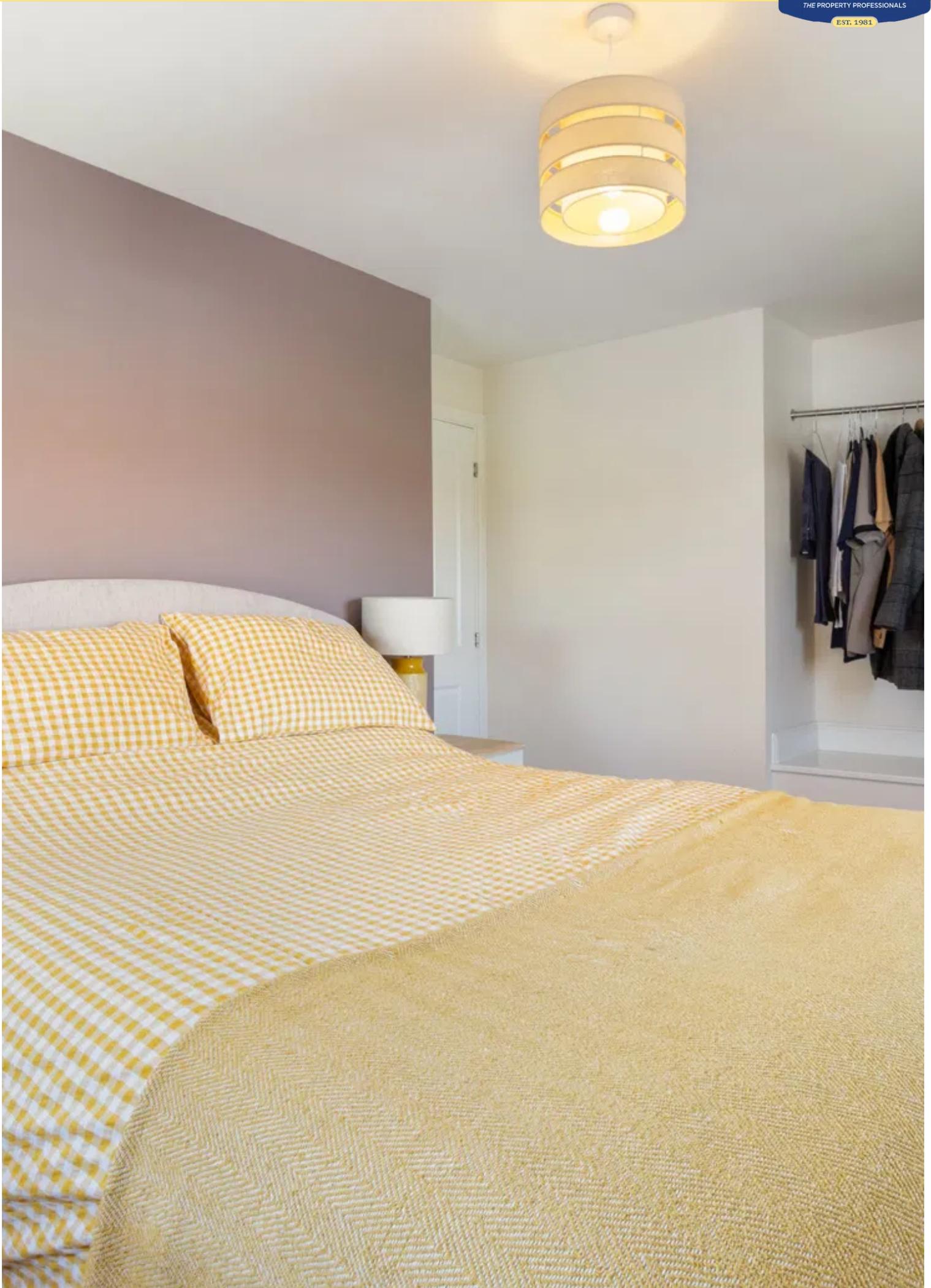
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Living Room

A dual aspect room with two spot down lights. Double glazed window to the front aspect with fitted blinds and French Doors opening onto the garden patio. Two radiators. Quick Step wood effect laminate flooring.

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin is not responsible 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.

Kitchen Breakfast Room

With stylish pendant lighting. Double glazed windows to the side and rear aspect with fitted blinds and French doors opening onto the garden patio. A range of wall and base units with matching feature breakfast island with cupboards space. Quartz work tops with inset stainless steel sink and half sink drain unit and chrome taps. Integrated Fridge Freezer, Electric oven and microwave, Steam washing machine and wine fridge. Five ring gas hob with over head extractor fan. Quick Step wood effect