



53 Ruskin Avenue  
Ledbury HR8 2SX



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 53 Ruskin Avenue

## Ledbury HR8 2SX

£430,000

**A FOUR BEDROOM DETACHED HOUSE with EN-SUITE, offered in VERY GOOD ORDER THROUGHOUT, situated in a POPULAR AREA of LEDBURY, FITTED WINDOW BLINDS, MASTER BEDROOM with EN-SUITE, ENCLOSED SOUTH FACING REAR GARDEN, SINGLE GARAGE, PARKING for TWO / THREE 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.



Entrance via part glazed door into:

### **ENTRANCE HALL**

Single radiator, broom cupboard.

### **CLOAK ROOM**

White suite comprising of close-coupled WC, corner wash hand basin and tiled splashbacks.

### **STUDY**

7'5 x 7'0 (2.26m x 2.13m)

Single radiator, frost aspect window.

### **LOUNGE**

16'6 x 11'0 (5.03m x 3.35m)

Two single radiators, front aspect window.

### **KITCHEN / DINER**

26'6 x 10'2 (8.08m x 3.10m)

One and a half bowl, single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, integrated electric oven, four ring gas hob, cooker hood above, integrated fridge / freezer and dishwasher, breakfast bar, two double radiators, under-stairs storage cupboard, spotlighting, two rear aspect windows overlooking the gardens, fully glazed French doors through to the rear patio, opening into:

### **UTILITY ROOM**

4'0 x 5'1 (1.22m x 1.55m)

Fitted automatic washing machine, integrated washer / dryer, single radiator, wall mounted units, half glazed frosted door through to the outside of property.

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

### **LANDING**

Single radiator, double built-in cupboard, access to roof space.





## MASTER BEDROOM

12'7 x 11'8 (3.84m x 3.56m )

Double radiator, front and side aspect windows, door into:

## EN-SUITE

Fitted double shower cubicle and tray, shower, tiled surround, close-coupled WC, pedestal wash hand basin, tiled splashback, heated towel rail, extractor fan.

## BEDROOM 2

13'3 x 11'2 (4.04m x 3.40m)

Single radiator, built-in wardrobe / cupboard, front aspect window.

## BEDROOM 3

10'3 x 9'8 (3.12m x 2.95m)

Single radiator, rear aspect south facing window.

## BEDROOM 4

10'11 x 9'2 (3.33m x 2.79m)

Single radiator, rear aspect south facing window.

## BATHROOM

White suite with modern panelled bath, shower attachment over, tiled surround, close-coupled WC, pedestal wash hand basin, tiled splashback, heated towel rail, extractor fan, spotlighting, rear aspect frosted window.

## OUTSIDE

To the front of the property there is a pathway leading to the front door with borders and outside lighting. To the side of the property is a tarmac driveway suitable for parking two / three vehicles with access into:

## GARAGE

16'11 x 9'0 (5.16m x 2.74m)

Up and over door, power and lighting, eaves storage space.

## GARDEN

33'0 x 29'0 (10.06m x 8.84m )

Gated access from side of property leads to enclosed south facing rear garden with good sized paved patio area, outside power, tap and lighting, lawned area, further enclosed patio area, all with walling and fencing surround.

## SERVICES

Mains water, electric, drainage and gas.

## 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.

## LOCAL AUTHORITY

Council Tax Band: E  
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

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). Follow Kipling Road until you reach a T junction, turn right and then first left where the property can be located on the right.

## PROPERTY SURVEYS

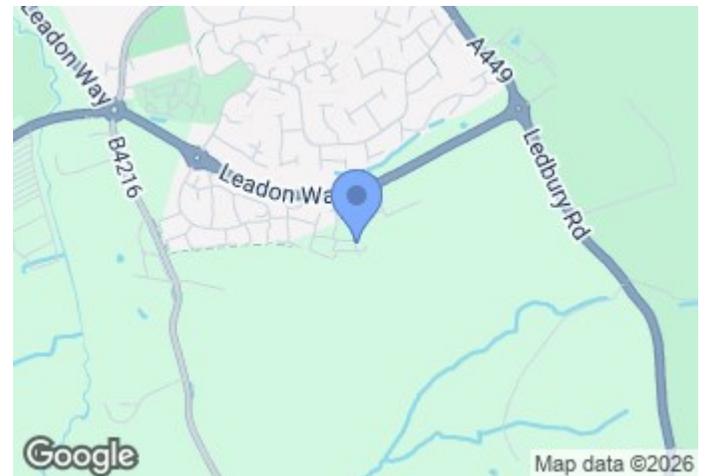
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## AWAITING VENDOR APPROVAL



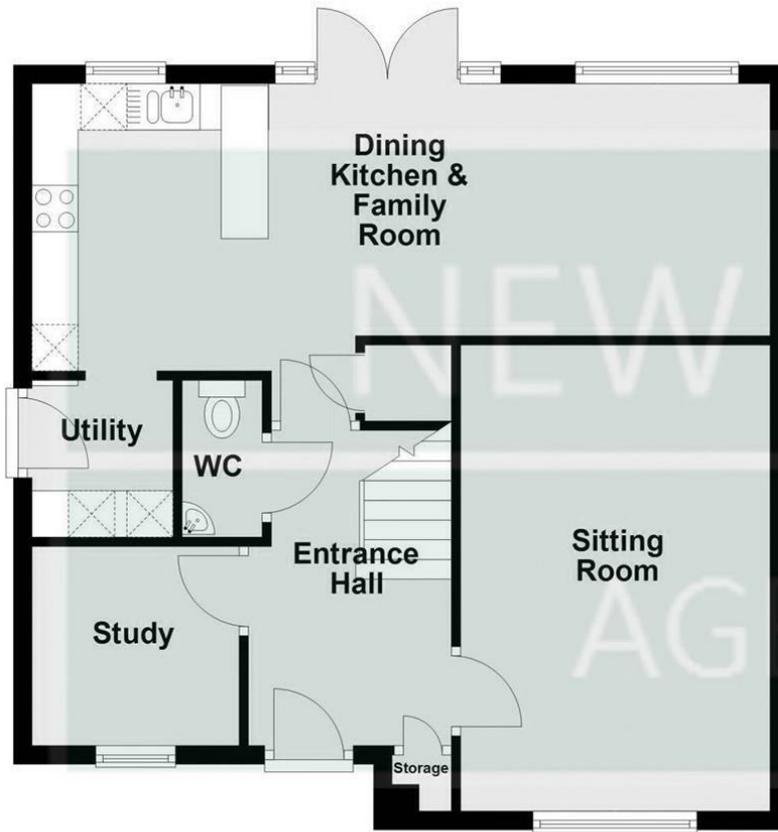


These details are yet to be approved by the vendor. Please contact the office for verified details.



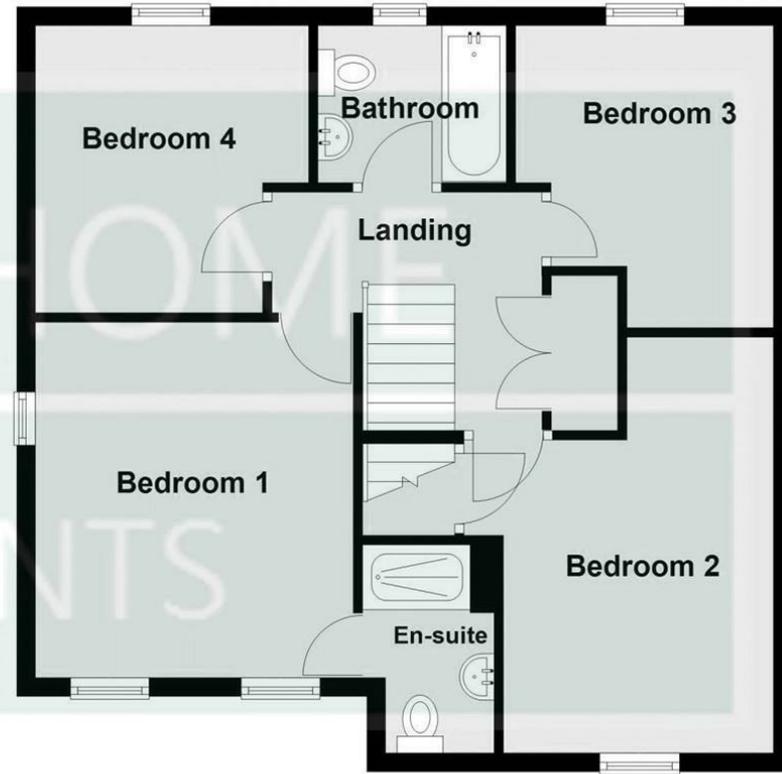
### Ground Floor

Approx. 641.7 sq. feet



### First Floor

Approx. 665.7 sq. feet



Total area: approx. 1307.4 sq. feet

#### 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	85	England & Wales		EU Directive 2002/91/EC	94





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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