

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



17 Skyppe Road, Ledbury, Herefordshire HR8 2GZ

Guide Price: £230,000

A Modern Well Appointed 2 Bedroomed End Of Terrace House Conveniently Located On The Outskirt Of Ledbury Benefiting From Gas Central Heating And Double Glazing With Enclosed Rear Garden And 2 Allocated Parking Spaces. 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





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

17 Skyppe Road comprises a modern 2 bedroomed end of terrace house conveniently located on a popular new residential development on the outskirts of Ledbury. The well appointed accommodation benefits from gas fired central heating and double glazing. There is an enclosed rear garden and two allocated off road parking spaces.

The Accommodation comprises:

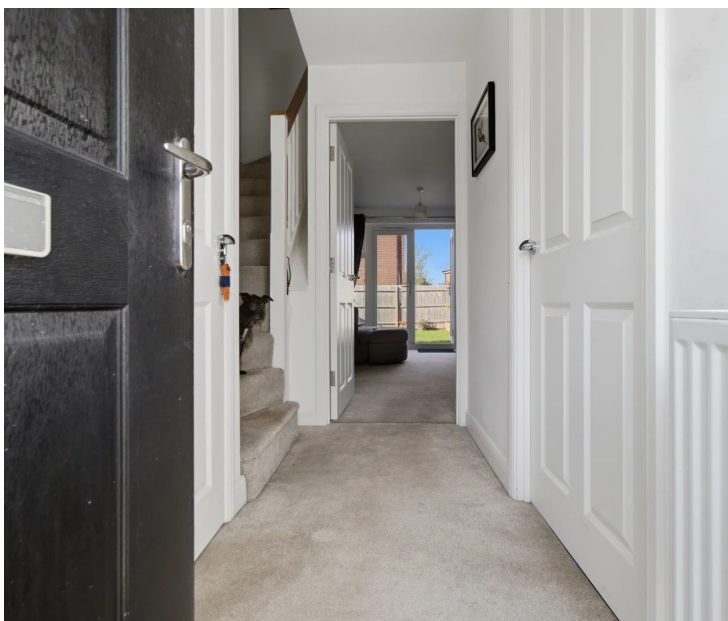
Canopy Porch

Reception Hall

Having a composite double glazed front door. Double radiator. Stairs to the first floor.

Cloakroom

Fitted with a white suite comprising a wash basin with tiled splashback and a WC. Extractor fan. Single radiator.





Kitchen - 3.02m x 1.75m (9'11" x 5'9")

Fitted with a range of contemporary units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and stainless steel chimney hood over. Integral fridge freezer. Plumbing for washing machine and dishwasher. Matching wall cupboard housing an Ideal gas fired boiler. Double glazed window to front.

Sitting Room - 4.27m max. into door recess x 6.02m max. (14'0" x 19'9")

With a useful built-in understairs cupboard. Two double radiators. TV point. Double glazed double doors to the rear garden.

Landing

Bedroom 1 - 3.89m x 2.46m (12'9" x 8'1")

With TV point. Double radiator. Two double glazed windows to rear.

Bedroom 2 - 3.89m max. x 2.95m max. into door recess (12'9" x 9'8")

With built-in overstairs cupboard. Access to roof space. Double radiator. Two double glazed windows to front.



Bathroom

Fitted with a contemporary white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash basin with tiled splashback and a WC. Extractor fan. Ladder radiator. Shaver point.

Outside

To the front of the property there is a small area of lawn with a plants and shrubs. There is a useful outside tap and light. To the side of the property there are two allocated parking spaces. A wooden gateway gives access to an enclosed rear garden which is arranged with a small paved terrace and an area of lawn with stone borders.

Services

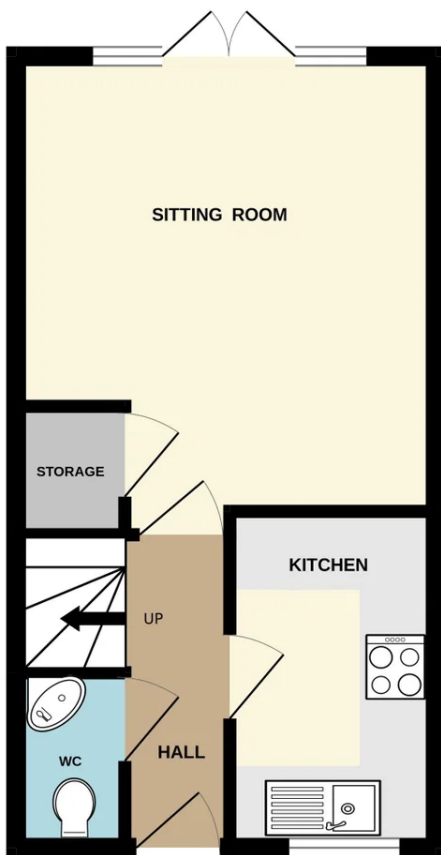
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

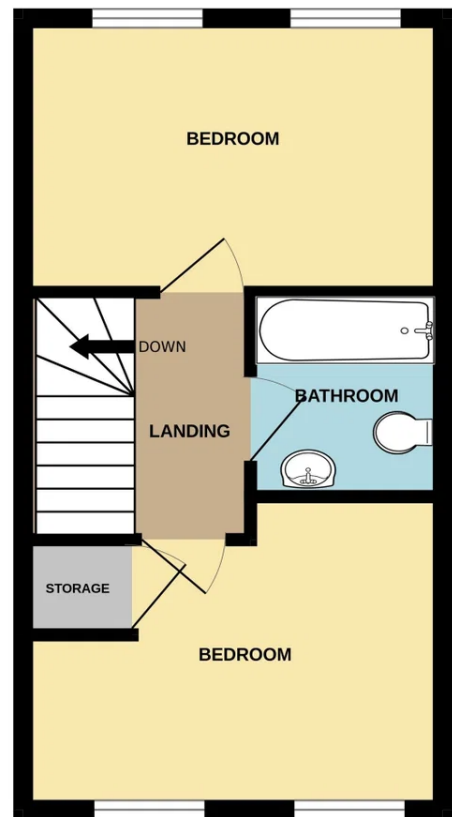
We are advised (subject to legal confirmation) that the property is Freehold. It is understood that there is an estate service charge which is currently £145.32 pa.



GROUND FLOOR



1ST FLOOR





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. Proceed along Kipling Road and then turn left in Skyppe Road. The property will then be found towards the far end of the road on the left hand side.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

Band B

Energy Performance Certificate

The EPC rating for this property is B (83)

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.