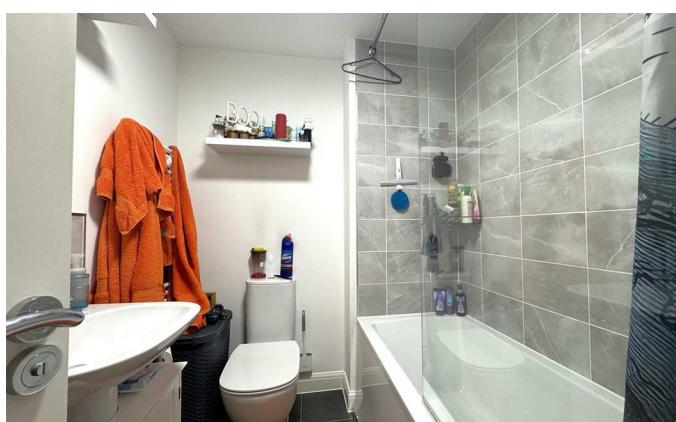
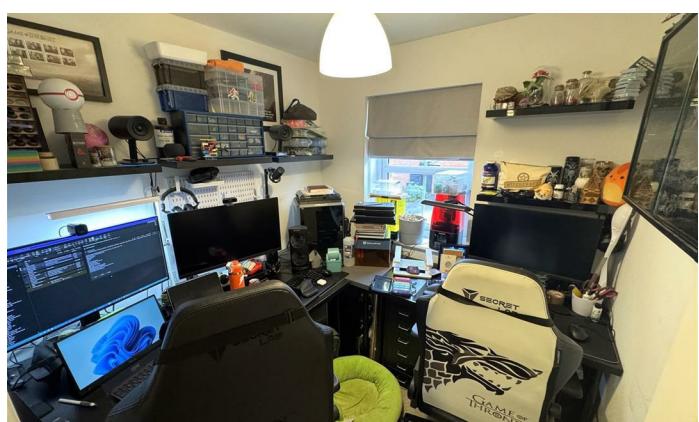
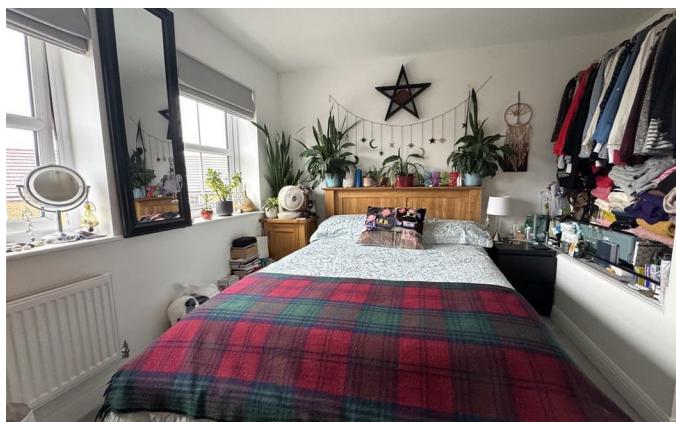


£270,000

A THREE BEDROOM SEMI-DETACHED HOUSE, having EN-SUITE to MASTER BEDROOM, NHBC GUARANTEE, OFF ROAD PARKING for TWO CARS, ENCLOSED GARDENS, situated in an end of CUL-DE-SAC LOCATION.

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 double glazed front door into:

ENTRANCE HALLWAY

Single radiator, shoe and coat storage area. Door to:

CLOAKROOM

5'1 x 3'4 (1.55m x 1.02m)

Low-level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, wood effect flooring, extractor fan, single radiator.

LOUNGE

15'0 x 11'9 (4.57m x 3.58m)

Wood effect flooring, thermostat control, two radiators, door to under stairs storage area, front aspect window. Door to:

INNER HALLWAY

Single radiator, turning staircase leading off, archway through to:

KITCHEN / DINER

15'5 x 11'0 (4.70m x 3.35m)

Modern fitted kitchen with a range of base and wall mounted units, laminated worktops and tiled splashbacks, integrated fridge / freezer, oven with four ring gas hob, splashback and extractor fan, integrated dishwasher and washing machine, wood effect flooring, double radiator, rear aspect window, UPVC double glazed French doors to garden.

FROM THE INNER HALLWAY, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Access to roof space, door to cupboard with slatted shelving and storage space.

MASTER BEDROOM

10'8 x 9'4 (3.25m x 2.84m)

Additional recess for built-in double wardrobe, single radiator, thermostat control, two rear aspect windows. Door to:

EN-SUITE

6'9 x 4'5 (2.06m x 1.35m)

Double shower cubicle accessed via sliding glazed screen, fully tiled walls, Mira electric shower system, pedestal wash hand basin with mixer tap, WC, shaver point, extractor fan, heated towel rail.

BEDROOM 2

12'7 x 8'1 (3.84m x 2.46m)

Wardrobe recess, shelving and hanging space, radiator, front aspect window.

BEDROOM 3

7'4 x 7'1 (2.24m x 2.16m)

Single radiator, front aspect window.

BATHROOM

7'1 x 5'9 (2.16m x 1.75m)

Panelled bath with mixer tap, WC, pedestal wash hand basin with mixer tap, tiled floor, chrome heated towel rail, extractor fan.

OUTSIDE

To the front of the property, there is a border planted with shrubs and bushes. A block paved pathway leads to the front door with canopy entrance and front security light. Off road parking for two vehicles and side path and gate leads to rear gardens, laid to lawn with patio area, all enclosed by wooden fencing.

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 - To be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
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) where the property can be located on the left 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.