

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



25 Ruskin Avenue, HR8 2SX

Fixed Price **£210,000**

OR £63,000 (30 % Shared Ownership)

Modern Two-Bedroom Home with Double Driveway and Garden on the Popular Hawkrise Development, Ledbury.

Also Available to Purchase as 30% Shared Ownership (£63,000) EPC - B

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

01531 634648

Ledbury Office
ledburysales@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS



3-7 New Street, Ledbury, Herefordshire, HR8 2DX

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



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.

Situated on the popular Hawkrise development in Ledbury, this well-presented two-bedroom home offers modern, low-maintenance living, making it an ideal first-time purchase, investment opportunity or downsizing option. The accommodation begins with an entrance hall featuring a useful storage cupboard and opens into a fitted kitchen with a range of wall and base units, integrated oven, gas hob and extractor hood. To the rear, the bright and spacious sitting/dining room provides excellent living space and benefits from French doors opening directly onto the garden, creating an ideal setting for both everyday living and entertaining. A convenient ground-floor cloakroom completes the accommodation on this level.

Upstairs, the property offers two generous double bedrooms, including a principal bedroom with built-in over-stairs storage, together with a family bathroom fitted with a mains-fed shower over the bath. Outside, the rear garden features a paved patio area leading to a lawned garden with stepped access to a gated rear entrance. To the front, a tarmac double driveway provides off-road parking for two vehicles, while an established border, storm porch and external lighting enhance the property's kerb appeal. Located within easy reach of Ledbury's amenities, schools and transport links, this attractive home is ready to move straight into.





Entrance Hall - Composite door into. Useful coat cupboard with 'Logic' combination boiler and fuse board. Radiator. Carpet. Open into...

Kitchen - With front facing window. A range of wall and base units with wood effect laminate counter tops and upstands. Inset stainless steel sink and drainer unit. Four ring gas hob with under counter electric oven. Stainless steel splash back with extractor hood over head.

Sitting/Dining Room - With French doors and window unit to the rear aspect opening onto the garden. Two radiators. TV point. Carpet. Staircase leading to the first floor.

WC - With low level toilet. Corner sink with a tiled splash back. Radiator. Extractor fan. Wood effect vinyl flooring.

First Floor Landing - With access into the roof space. Carpet. Doors to bedrooms and bathroom.

Bedroom One - A double bedroom with rear facing window. Wardrobe cupboard over stairs. Radiator. Carpet.

Bedroom Two - A further double bedroom with window to the front aspect. Radiator. Carpet.



Bathroom - With panelled with with mains powered shower over and a tiled surround. Low level toilet. Ceramic sink with chrome mixer tap and a tiled splash back. .Extractor fan. Radiator. Wood effect vinyl flooring.

Outside and Garden - With paved patio to the rear in front of a banked garden laid to lawn with stepped path up to gated rear access.

The front of the property benefits a tarmac double driveway. Established border with a paved path leading to the front door with storm porch over. Outside lighting is available.

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. Continue along Kipling Road for short distance, passing the playing field and children's park on your left hand side. Continue to the top of Kipling Road where the road becomes Ruskin Avenue. The property can found via a left hand into a small close, where it is located on the right hand side.

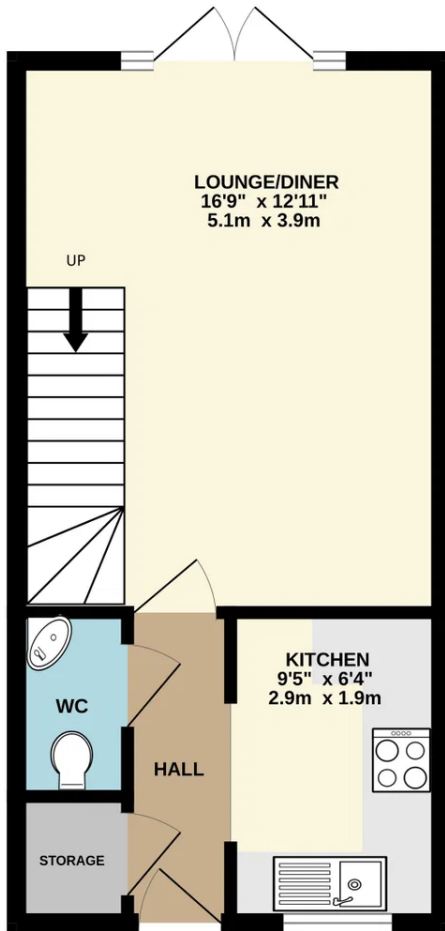
Agents Note - The property is currently Leasehold (96 years remaining) . Anybody purchasing the full 100% would become the freeholder.

The ground rent (including service charge) was payable last year at a rate of £441.84 per month. When buying 100% of the property, the purchaser will become the new freeholder.

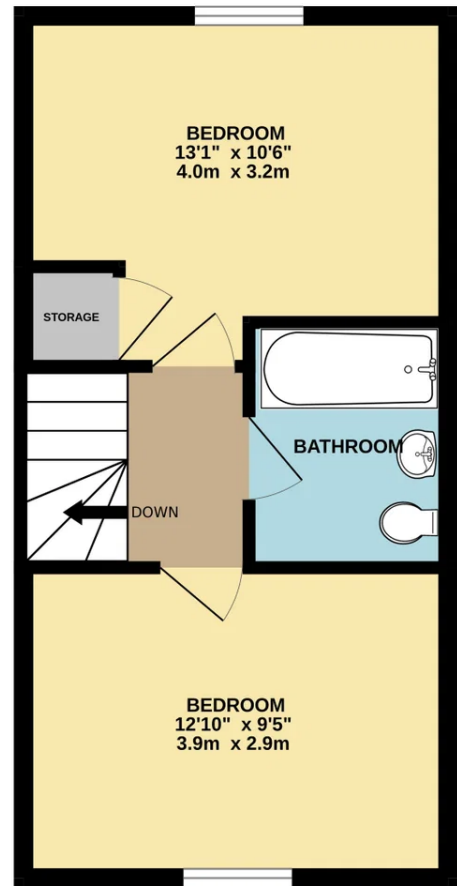
There is a communal service charge for the estate management, paid annually. Last years payment was £113.



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band - COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Services - We have been advised that 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 leasehold.

When buying 100% of the property, the purchaser will become the new freeholder.

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.

Viewing - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

EPC - The EPC rating for this property is B (85).