JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









19 Kipling Road, HR8 2GU

Guide Price: £260,000

A Modern Well Appointed Semi-Detached House Benefiting From Gas Central Heating And Double Glazing With 3 Bedrooms (1 Ensuite), Fitted Dining Kitchen With Integral Appliances, Enclosed Rear Garden And Off Road Parking. EPC: B

Bedrooms: 3 | **Bathrooms:** 2 | **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



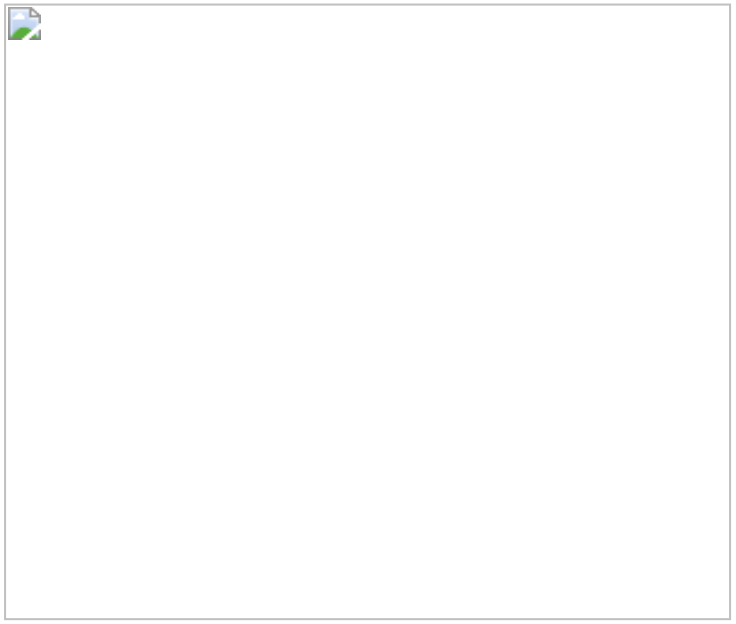
A modern semi-detached house conveniently located in a popular new residential development on the outskirts of Ledbury.

The well appointed accommodation benefits from gas fired central heating and double glazing. It is arranged on the ground floor with an entrance hall, cloakroom with WC, a sitting room and fitted dining kitchen with integral appliances. On the first floor there is a master bedroom with an Ensuite shower room, two further bedrooms and a bathroom.

Outside there is an enclosed rear garden and two off road parking spaces.
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 and access to No 19 will be found on the left hand side.

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.









Entrance Hall - With double glazed composite front door. Single radiator.

Cloakroom - With a contemporary white suite comprising a wash basin with tiled splashback and a WC. Single radiator.

Sitting Room - 4.65m x 3.64m (15'3" x 11'11")

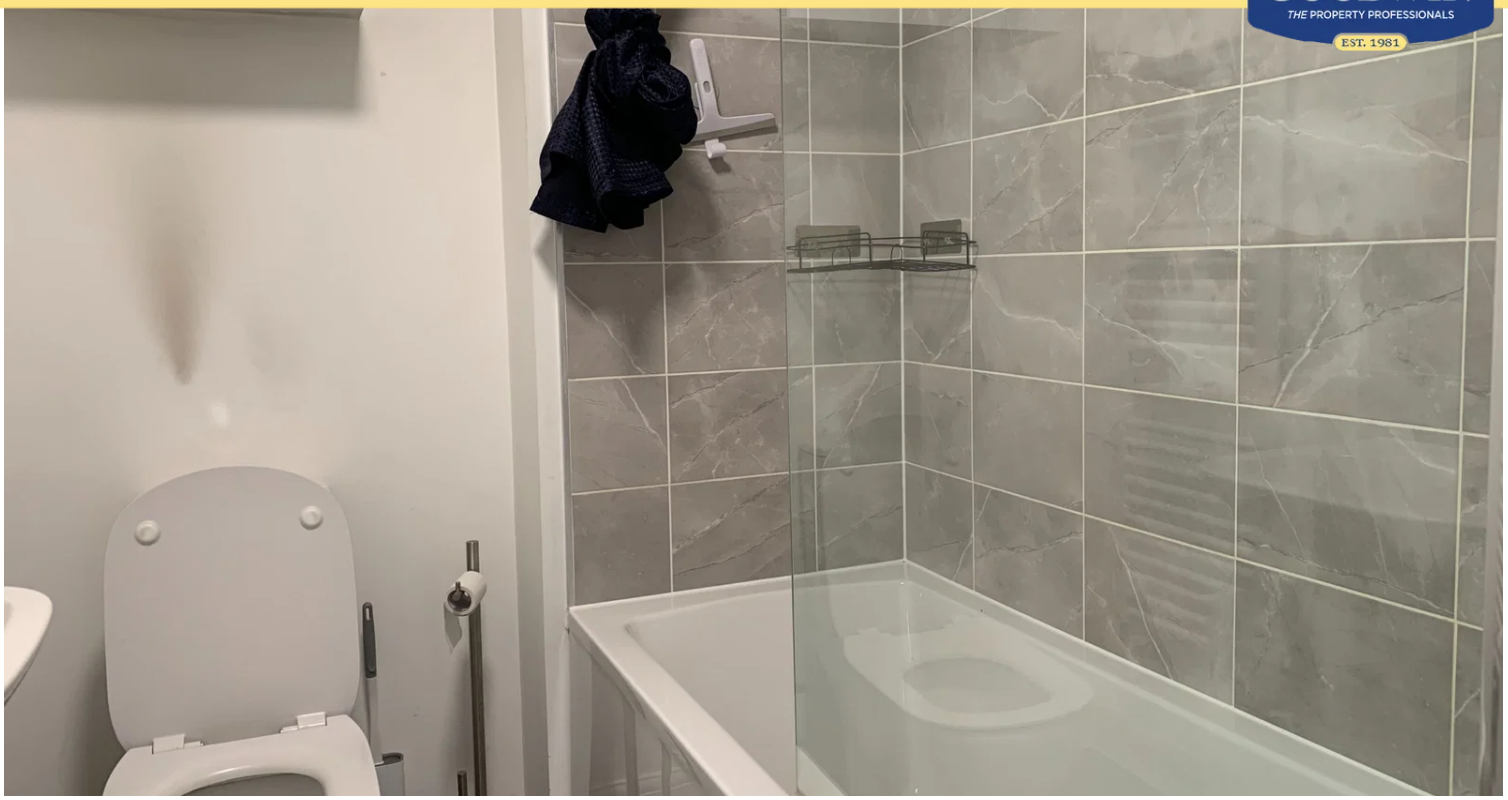
With built-in understairs cupboard. TV point. Double radiator. Double glazed window to front.

Inner Hall - Radiator. Stairs to first floor.

Dining Kitchen - 4.8m x 3.33m (15'8" x 10'11")

Well fitted with an extensive range of units comprising a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Attractive worktops with matching upstands and concealed lighting. Built-in oven with 4-ring gas hob and stainless steel chimney hood over. Integral fridge freezer, washing machine and dishwasher. Matching wall cupboard housing a gas fired boiler. Double radiator. Double glazed window to rear. Double glazed double doors to rear garden.

Landing - With built-in cupboard. Access to roof space.



Bedroom 1 - 3.3m x 3.25m (10'9" x 10'7")

With stairhead storage area. Single radiator. TV point. Two double glazed windows to rear.

Ensuite Shower Room - With a contemporary white suite comprising a tiled shower cubicle, wash basin with tiled splashback and a WC. Ladder radiator. Extractor fan. Shaver point. Tiled floor.

Bedroom 2 - 3.92m x 2.48m (12'10" x 8'1")

With single radiator. Double glazed window to front.

Bedroom 3 - 2.3m x 2.17m (7'6" x 7'1")

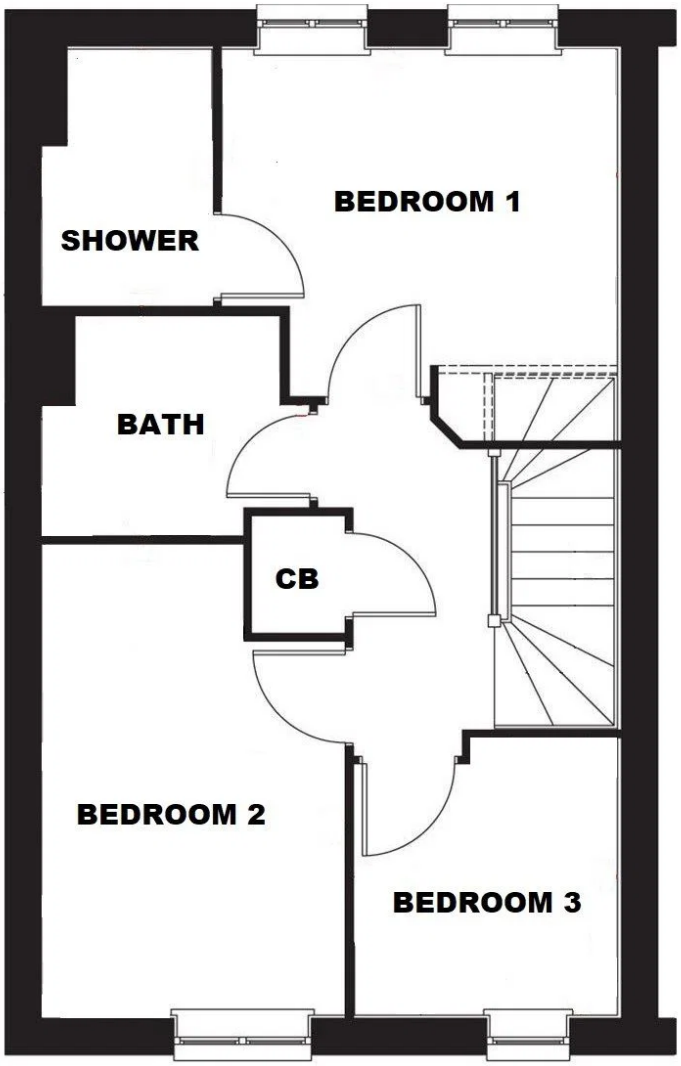
With single radiator. Double glazed window to front.

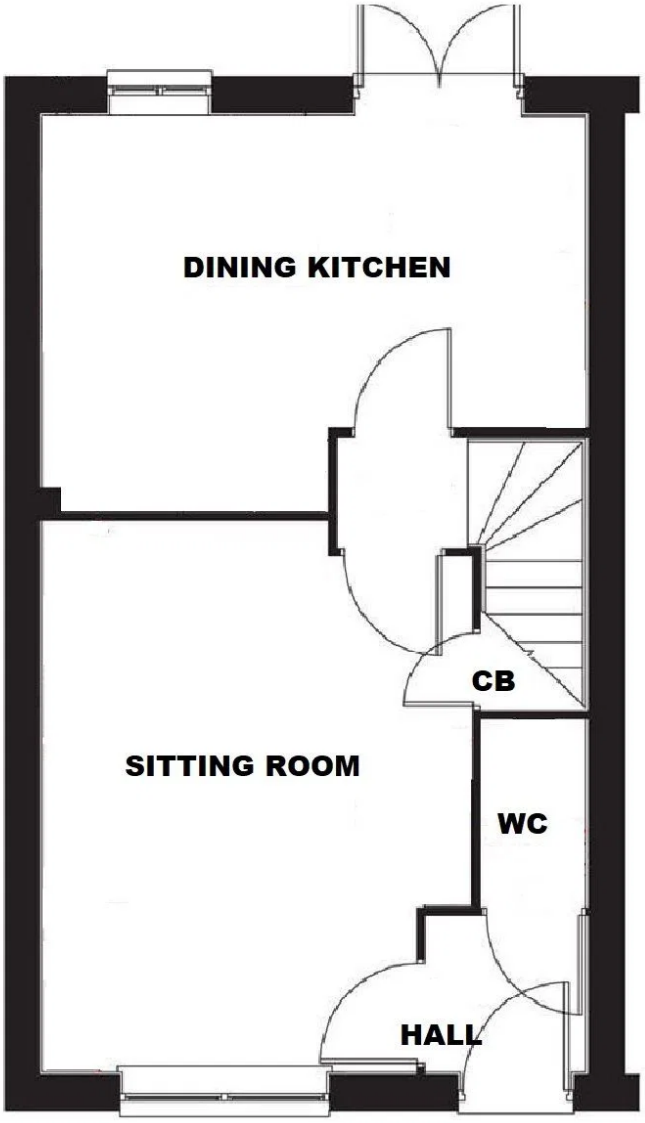
Bathroom - Fitted with a white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, wash basin with cupboard under and a WC. Ladder radiator. Extractor fan.

Outside - To the front of the property there is a small area of garden with plants and shrubs. A shared pathway to the side of the house leads to a gate which gives access to an enclosed rear garden which is arranged with a paved terrace, area of lawn and further plants and shrubs. There is a useful outside tap. The property has two parking spaces.






BEDROOM 1
SHOWER
BATH
CB
BEDROOM 2
BEDROOM 3


DINING KITCHEN
CB
SITTING ROOM
WC
HALL



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.

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.

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

Council Tax - COUNCIL TAX BAND: C

EPC - The EPC rating for this property is B (84)

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself 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.