

Victoria Rod, Ledbury. HR8 2DA

Rare opportunity to acquire a spacious, 46.71% SHARED OWNERSHIP, TWO Double Bedroom Mid-Terraced House offering; Kitchen/Diner, Lounge, downstairs Bathroom, and also offers; Gas fired central heating, UPVC double glazed windows, 90ft depth Rear Garden, fore garden, on road parking and within a short distance of the Town.

VIEW SOON!

Price: £110,000



KIMBERLEY'S
ESTATE AGENTS

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RARE OPPORTUNITY to acquire a 46.71% **SHARED OWNERSHIP HOME**, being a spacious **TWO DOUBLE BEDROOM VICTORIAN MID-TERRACED HOUSE**, offering spacious living accommodation in a popular location close to Ledbury's amenities and offers a large rear garden and on road parking.

The house is located within short walking distance of the Ledbury Town, offering a good range of shopping and recreational facilities, plus a Main Line Railway Station. For those who need to commute utilising the Motorway Network the property is approximately 5½ miles from Junction 2, M50 at Redmarley D'Abitot.

This spacious home is within a short walk of Ledbury's amenities and we strongly advise your early VIEWING. To aid your understanding and appreciation, these details incorporate "**Layout Plans**".

DIRECTIONS: From our Ledbury office office proceed down New Street and turn right into Woodleigh Road, proceed to the end of Woodleigh Road and turn left onto Bridge Street and then take your second left onto Victoria Road where Fleetwood is the third property on the left hand side.

THE PROPERTY COMPRISES AS FOLLOWS **(all dimensions stated are approximate)**

Entrance via shared archway with path leading to the left hand side gate which leads to the rear garden and a UPVC double door with outside light and door leading to the:-

Entrance Hall 6'3"max & 3'1"min. x 6'2"max. & 2'6"min. having laminate flooring, radiator, thermostat



controlling the central heating, ceiling light point and door to the:

Pantry with a side aspect window, laminate flooring, shelving within and a ceiling light point.

Doors lead to the Kitchen/Diner and door to the:

Downstairs Bathroom 9'2" x 5'6" with side aspect UPVC double glazed obscure window and a fitted **White suite**; low level closed coupled W.C., wash hand basin to vanity unit, panelled sided bath with an electric mira sprint shower over and tiling to all important areas. Bathroom is completed by; radiator, spot light point and a wall mounted Alpha gas fired central heating combi boiler.

Doors from Entrance Hall lead to:

Kitchen/Diner 12'7"max. x 10'4" with rear aspect UPVC double glazed window plus fitted light maple wall and base units & laminate worktops over with splashback tiling behind, an inset Stainless Steel sink & inset hygena electric hob with electric Hotpoint oven below. There is Space under worktop for a washing machine and space for a upright fridge freezer plus space for table and chairs. Room is completed by; laminate flooring, numerous power points, radiator, coving, spotlight to ceiling, staircase leading to the first floor and door to the:-

Sitting Room 11'2"max. x 10'9"max. with front aspect UPVC double glazed window; chimney breast, radiator, power points, T.V. point, telephone point, laminate flooring, coving and ceiling light point.

Staircase from the Kitchen/Diner to the First Floor to:-

Landing having a consumer unit, ceiling light point, loft hatch with pull down ladder and doors to:-

Bedroom One 14'4"max. & 12'0"min. x 10'2"max. having a rear aspect UPVC double glazed window; Chimney Breast and room is completed by radiator, power points, ceiling light point, spotlight fitting to ceiling, fitted double wardrobe and fitted cupboard/storage overstairs.

Bedroom Two 11'2" x 10'9" Having a front aspect UPVC double glazed window; radiator, power points, coving and a ceiling light point.



OUTSIDE/GARDENS

Fleetwood is set behind a low walled **FOREGARDEN** with a shared path having a stone chipping area to the left handside with path leading through the

shared archway leading to the left handside gate which leads to the side Entrance Door and to the:-

REAR GARDEN is approx. 90ft deep x 12'8". There is a path which leads to the side decking area with flowers/shrubs to bedding areas and path then leads to the extensive lawned area with path also leading to the rear end of the garden to the patio area and shed. Finally the garden is fenced to all boundaries.

Overall the property deserves nothing less than your early interest!

VIEWING Strictly via **KIMBERLEY'S ESTATE AGENTS.**
TEL: (01531) 635151

TENURE We understand the tenure to be LEASEHOLD. All prospective purchasers must verify all details relating to the tenure and deeds of this, or any other property via their Solicitors.

SERVICES Mains Electricity, Gas, Water & Drainage

TELEPHONE LINE Subject to B.T. regulations.

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AGENTS NOTE 1 We have not tested the systems, services or appliances, therefore we cannot confirm them to be free from defects, or in good working order. Prospective purchasers are advised to satisfy themselves of their condition prior to a purchase.

AGENTS NOTE 2 Carpets where fitted are to be included by negotiation. Other items or fittings e.g. curtains, curtain tracks, blinds or appliances other than items specified within these particulars are excluded unless negotiated for separately.

N.B. All room sizes contained herein are approximate and are measured wall to wall. If you require measurements for carpets or for any other purpose, we recommend that you measure the **RELEVANT** areas independently.

REGULATORY NOTES: Successful offeror/s are required to produce identification & residency documentation, together with proof of funds in order to satisfy our clients that the **PURCHASER** complies with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be requested from us request. Meanwhile, **KIMBERLEY'S** have made every effort to ensure that our measurements and details/particulars are accurate, but,

prospective purchaser/s/tenant/s must satisfy themselves as to the accuracy of the information we provide. No information with regard to planning / building regulations compliance, or of the structural integrity, tenure, services or appliances has been verified by ourselves; therefore prospective purchaser/s/tenant/s need to validate any of these matters prior to offering and making a formal intention to purchase or lease any property, or enter into a contract.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kimberley's Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Any buyer is advised to obtain verification from their Solicitor or Surveyor; and references to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, thus any buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars; however they may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



FLOOR & SITE PLANS FOR IDENTIFICATION PURPOSES ONLY

Ground Floor



First Floor



Total area: approx. 61.6 sq. metres (663.0 sq. feet)

SIZE GIVEN INCLUDES ALL ROOMS DEPICTED ON THE PLAN (THIS WILL INCLUDE INTEGRAL GARAGES & EAVES STORAGE AREAS IF APPLICABLE)
Plan produced using PlanUp.



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