



• BUILT JUST OVER THREE YEARS AGO

• LOUNGE

• DINING KITCHEN

• CLOAKROOM

19 Kipling Road, Ledbury, HR8 2GU

GUIDE PRICE: £275,000

Spacious and well presented, Three Bedroom Semi Detached House situated on the Hawkrise Estate, offering a Good sized Lounge, Dining Kitchen, Cloakroom, Family Bathroom and En-suite plus; UPVC double glazing, gas fired central heating combi boiler. Also offering a South/East facing rear Garden, allocated road parking for two cars and was built just over Three years ago. **MUST BE SEEN!**



Property Description

ENTRANCE

Via canopy porch having an outside light and composite door leading to the:

ENTRANCE HALL

4' 7" x 4' 2" (1.4m x 1.27m) Having a power point, telephone point, vinyl flooring, smoke detector, ceiling light point and doors lead to:

CLOAKROOM

5' 1" x 3' 4" (1.55m x 1.02m) Being fitted with a white suite comprising; low level close coupled W.C., pedestal wash hand basin with tiled splashback, radiator, vinyl flooring and ceiling light point.

LOUNGE

14'11"max. & 9'4"min. x 11'9"max. & 10'6"min. Having a front aspect UPVC double glazed window, two radiators, power points, TV point, two ceiling light points and door to the Understairs Cupboard housing the consumer unit and having a power point.

Door from the Lounge leads to the:

Inner Hall having a radiator, power point, vinyl flooring, ceiling light point with stairs to the first floor landing and door to the:

KITCHEN/DINER

15'5"max. & 8'1"min. x 10'9"max. & 8'5"min. Having a rear aspect UPVC double glazed window and UPVC double glazed french doors to the rear garden; Kitchen is fitted with a range of White gloss fronted base & wall units with laminate worktops over with laminate





upstands, inset stainless steel sink, Zanussi Gas hob with an extractor hood above plus Zanussi electric oven below. Having built-in appliances to include; Zanussi Washing Machine, Dishwasher and a Fridge freezer. The Kitchen is completed by; Vinyl flooring, power points, radiator, cupboard housing the Logic gas fired combi boiler and two ceiling light points.

Stairs from inner hall lead to:

LANDING

Having power points, ceiling light point, smoke detector, loft hatch, door to Airing Cupboard having shelving within and doors lead to the following rooms;

BEDROOM ONE

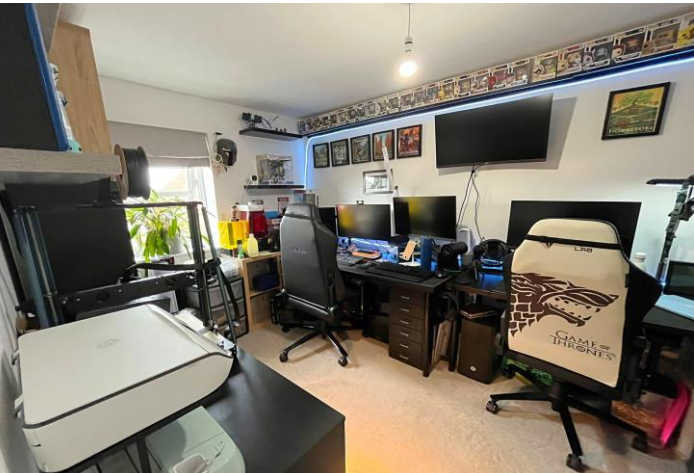
10'8"max. x 10'6"max. Having two rear aspect UPVC double glazed windows; radiator, power points, central heating thermostat, ceiling light point and door to the:

ENSUITE

6'10"max. x 4'5"max. Having a fitted white suite comprising; Low level closed coupled W.C, pedestal wash hand basin with splashback tiling, walk in shower cubicle having a mixer shower and full height tiling within. Room is completed by: vinyl flooring, white towel/radiator, shaver point, extractor fan and a ceiling light point.

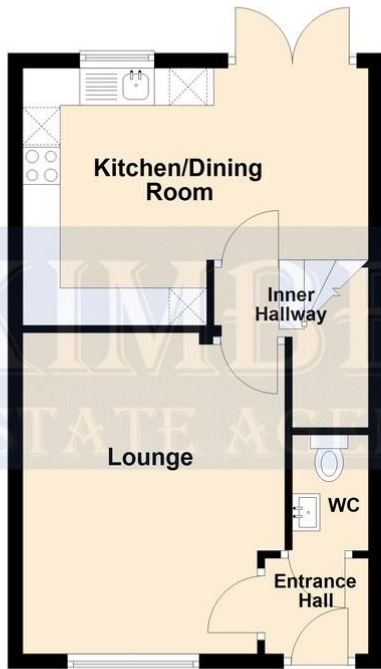
BEDROOM TWO

12'7"max. & 9'11"min. x 8'00"max. Having a front aspect UPVC double glazed window, radiator, power points and a ceiling light point.



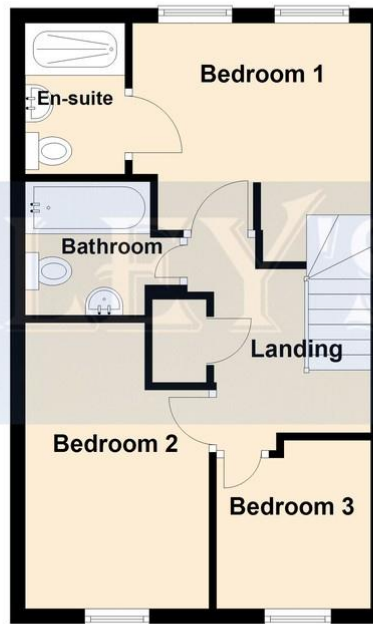
Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 72.7 sq. metres (782.6 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.

BEDROOM THREE

7'5"max. & 6'8"min. x 7'0"max. Having a front aspect UPVC double glazed window, radiator, power points and a ceiling light point.

BATHROOM

7'11"max. x 5'11"max. Being fitted with a white suite comprising; Low level closed coupled W.C, pedestal wash hand basin with splashback tiling, paneled sided bath having a mixer shower and full height tiling within and a shower screen. Room is completed by; Vinyl tiled flooring, white towel/radiator, extractor fan and a ceiling light point.

GARDEN AREAS

Fore Garden: having a block paved path with shrubs and block paved path leads to the side entrance which leads to the side gate and to the:

SOUTH/EAST FACING REAR GARDEN

Having a large patio area which leads to the lawned/artificial grass having flower borders and fencing to all boundaries.

VIEWING Strictly via KIMBERLEY'S Estate Agents. TEL: (01531) 635151

TENURE We understand the tenure to be FREEHOLD. 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: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements