

**Stooke
Hill and
Walshe**
.co.uk

47 Ruskin Avenue
Ledbury HR8 2SX

£385,995



- Set in a cul-de-sac location. • Brand New Detached House. • Four Bedrooms. • Two Bathrooms. • Enclosed Garden.
- Garage and Off Road Parking. • Under Construction. • Anticipated occupation February/March 2024

Hereford 01432 343477

Ledbury 01531 631177

47 Ruskin Avenue

Situation and Description

47 Ruskin Avenue is situated on the new Hawk Rise development within walking distance of Ledbury town centre. Number 47 is currently under construction with anticipated occupation February/March 2024. The property offers Lounge, Kitchen/Dining Room, Utility Room, Four Bedrooms, Two Bathrooms, Enclosed Garden, Single Garage and Off Road Parking.

Ground Floor

Lounge

11' 1" x 15' 5" (3.38m x 4.70m)

Kitchen/Dining Room

19' 4" x 9' 9" (5.89m x 2.97m)

Utility Room

4' 2" x 6' 0" (1.27m x 1.83m)

First Floor

Bedroom One

10' 0" x 10' 11" (3.05m x 3.33m)

En-Suite

7' 2" x 5' 11" (2.18m x 1.80m)

Bedroom Two

10' 0" x 10' 3" (3.05m x 3.12m)

Bedroom Three

9' 8" x 9' 0" (2.95m x 2.74m)

Bedroom Four

9' 0" x 6' 9" (2.74m x 2.06m)

Bathroom

5' 7" x 6' 4" (1.70m x 1.93m)

Outside

Garden

The property will benefit from an enclosed lawned garden.

Single Garage

with parking to the front.

GENERAL INFORMATION

Tenure

Services

All mains services are connected.

Outgoings

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12.30 pm



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.