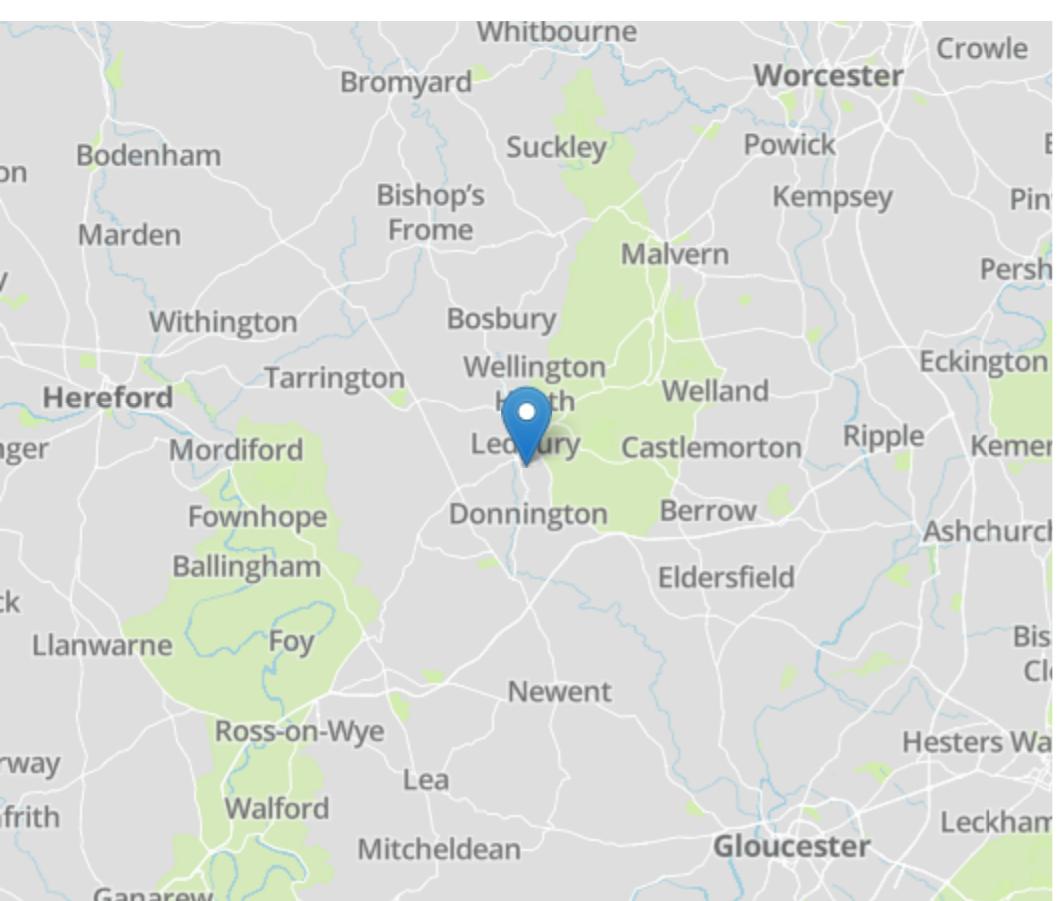




DIRECTIONS

From Ledbury town proceed on the High Street, continue onto The Southend, at the round about take the second exit onto Leadon Way, at the next roundabout take the second exit continuing onto Leadon Way, at the next round about take the first exit into Kipling Road where the property can be found on the right hand side.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band E

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.

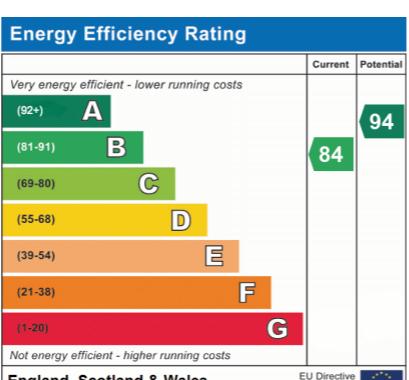
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 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 or 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.

97 Kipling Road
Ledbury HR8 2GU

£450,000



- Set on the outskirts of the Hawk Rise development.
- An immaculately presented detached house.
- Two Reception Rooms.
- Conservatory.
- Four Bedrooms.
- Two Bathrooms.
- Private enclosed garden.
- Garage and Ample Off Road Parking.
- Open outlook to the rear.

Hereford 01432 343477

Ledbury 01531 631177



97 Kipling Road

Situation and Description

97 Kipling Road is situated on the outskirts of the Hawk Rise development with open views to the rear. The property offers immaculately presented upgraded accommodation throughout and professionally landscaped garden.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with radiator, power points, door to Understairs Storage Cupboard, and Cloaks Cupboard, doors to:

Cloakroom

with low flush w.c., pedestal wash basin, ladder style radiator, half-tiled.

Lounge

10' 2" x 16' 0" (3.10m x 4.88m) with window to front, radiator, power points, T.V point, double doors opening to:

Conservatory

9' 7" x 9' 4" (2.92m x 2.84m) with double doors opening onto the garden, power

Dining Room

9' 7" x 10' 9" (2.92m x 3.28m) with window to front and side, radiator, power points.

Kitchen/Breakfast/Family Room

15' 0" x 15' 0" max (4.57m x 4.57m max) with two windows to side and window to rear, range of quartz worktops with cupboards and drawers under, inset stainless steel sink, built-in five ring gas hob with stainless steel extractor hood over, eye level single oven and microwave above, integrated

fridge/freezer, dishwasher and washing machine, eye level wall cupboards, wine fridge, feature breakfast island with cupboards under, ceiling spot lights, radiator, power points, T.V point. Double doors opening into the Conservatory.

First Floor

Landing

with window to rear, radiator, power points, Doors to:

Master Bedroom

13' 3" x 10' 2" (4.04m x 3.10m) with window to rear and side, radiator, power points, mirrored doors to fitted wardrobe. Door to:

En-Suite

with window to side, large shower cubicle,

flush w.c., pedestal wash basin, half-tiled, ceiling spot lights, extractor fan, ladder style radiator.

Bedroom Two

12' 11" x 8' 7" (3.94m x 2.62m) with window to front and side, radiator, power points, double doors to fitted wardrobe.

Bedroom Three

10' 4" x 10' 7" (3.15m x 3.23m) with window to front, radiator, power points, double doors to fitted wardrobes.

Bedroom Four/Study

7' 0" x 7' 5" (2.13m x 2.26m) with window to rear, radiator, power points, with fitted shelving, built in desk with cupboards with drawers under.

Bathroom

panelled bath with shower over, low flush w.c., pedestal wash basin, half-tiled, ladder style radiator, ceiling spot lights, extractor fan.

Outside

The property is approached from Kipling Road via a tarmacadam driveway with parking for several cars, adjacent lawned foregarden with inset shrubbery.

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.5 sq.m.) approx.
Made with Metropix ©2026



At a glance...

- Lounge
- Conservatory
- Dining Room
- Kitchen/Breakfast/Family Room
- Master Bedroom
- Bedroom Two
- Bedroom Three
- Bedroom Four

And there's more...

- Immaculately Presented.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.