

42 Kipling Road
Ledbury HR8 2GU

45% Shared Ownership £103,500



GENERAL INFORMATION

Tenure
Leasehold.
Services
All mains service are connected.
Outgoings
Council Tax: Band B
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.

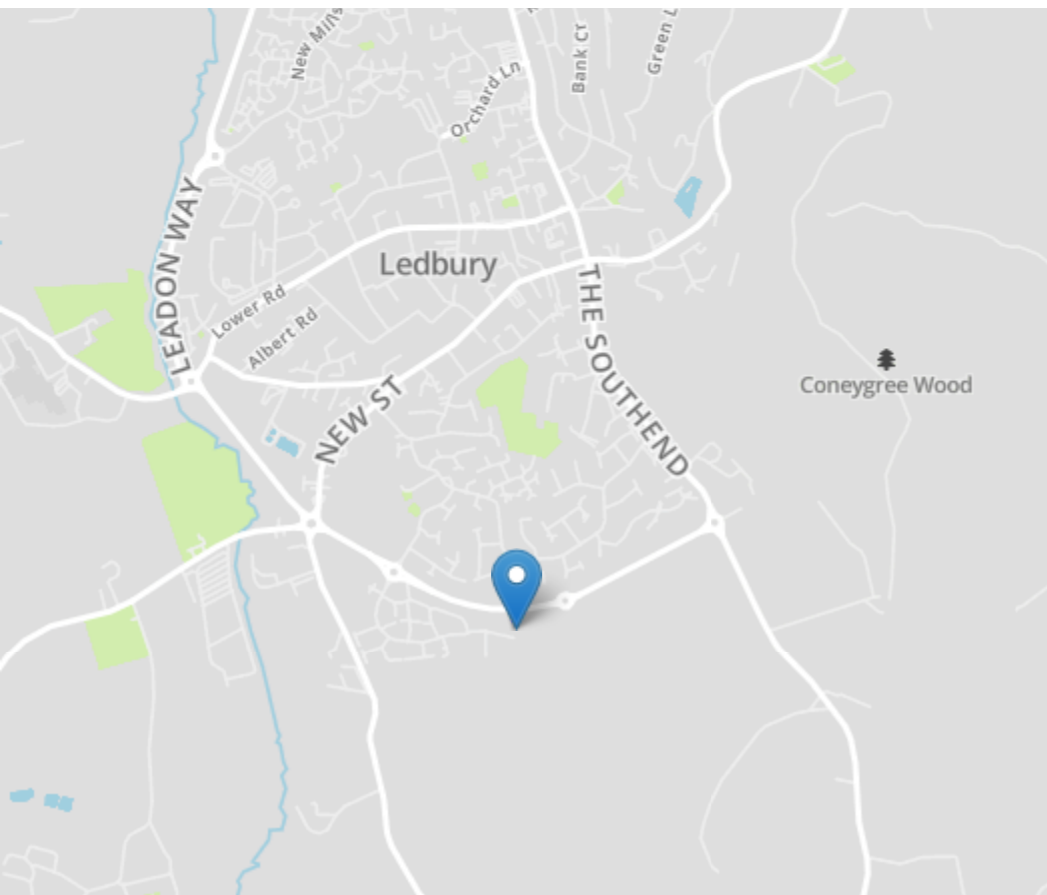
Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.

DIRECTIONS

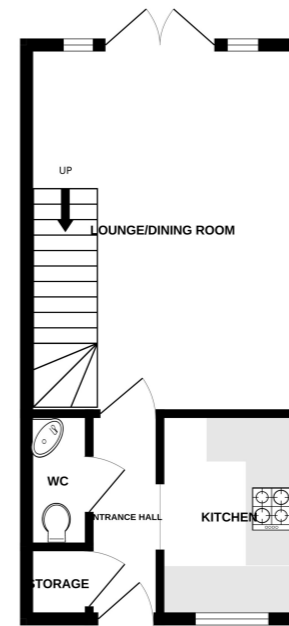
From our office continue on the High Street, continue onto The Southend, at the roundabout take the second exit onto Leadon Way, at the next roundabout take the first left into Kipling Road, follow this road to the end where the property can be found on the left hand side as indicated by the For Sale board.



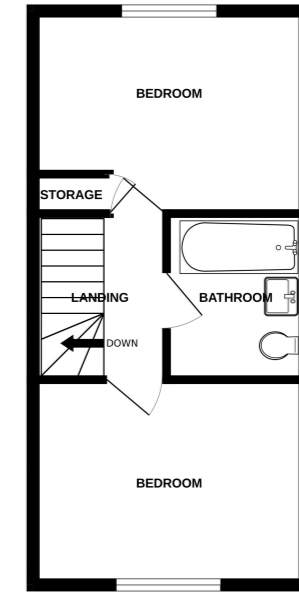
- Set at the end of a cul-de-sac.
- Immaculately Presented Mid-Terraced House.
- 45% Shared Ownership
- Two Double Bedrooms.
- Enclosed Garden.
- Two Off Road Parking Spaces.
- Rent £285.02 PCM
- Service Charge £29.26 PCM



GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.3 sq.m.) approx.
Made with Netragon (2024)

42 Kipling Road

Situation and Description

42 Kipling Road is situated on the popular Hawk Rise development on the outskirts of Ledbury town centre. The property offers immaculately presented mid-terraced house having kitchen, lounge/dining room, two double bedrooms, bathroom, enclosed garden and two off road parking spaces.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, door to Storage Cupboard housing the wall mounted central heating boiler. Doors. to:

Cloakroom

with low flush w.c., wash basin, tiled splashbacks, radiator, extractor.

Kitchen

6' 3" x 9' 3" (1.91m x 2.82m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with electric oven under and stainless steel extractor hood over, eye level wall cupboards, space for washing machine and fridge/freezer, ceiling spot lights power points.

Lounge/Dining Room

12' 10" x 16' 9" (3.91m x 5.11m) with window and double doors to rear opening onto the garden, two radiators, power points, T.V point, stairs to first floor.

First Floor

Landing

with hatch to roof space, power points. Doors to:

Bedroom One

12' 10" x 9' 5" (3.91m x 2.87m) with window to front, radiator, power points.

Bathroom

with panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

Bedroom Two

12' 9" x 9' 0" max (3.89m x 2.74m max) with window to rear, radiator, power points, door to Airing Cupboard.

Outside

Approach

The property is approached from Kipling Road via a tarmacadam parking area where the property benefits from two spaces. To the front of the property is a gravelled area with inset shrub and floral beds.

Garden

The rear garden can be accessed via a wooden rear gate and comprises a lawn with path leading to a patio. The garden is enclosed on all sides by fencing.



At a glance...

- Kitchen
6'3 x 9'3 (1.91m x 2.82m)
- Lounge/Dining Room
12'10 x 16'9 (3.91m x 5.11m)
- Bedroom One
12'10 x 9'5 (3.91m x 2.87m)
- Bedroom Two
12'10 x 9' max (3.89m x 2.74m max)

And there's more...

- Shared Ownership.
- Immaculately Presented.
- Two Double Bedrooms.
- Enclosed Garden.
- Two Parking Spaces.

Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.