

42 Kipling Road  
Ledbury HR8 2GU

**45% Shared Ownership £103,500**



- Set at the end of a cul-de-sac.
- Immaculately Presented Mid-Terraced House.
- Two Double Bedrooms.
- Enclosed Garden.
- Two Off Road Parking Spaces.

## 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 tarmac 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.

## 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](http://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.

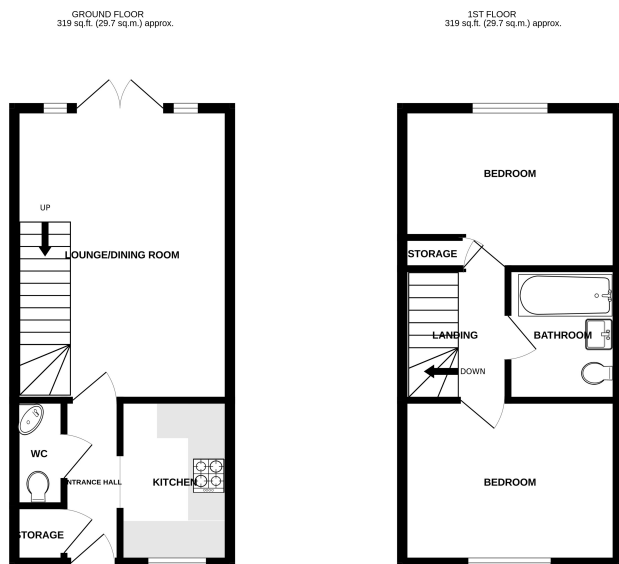
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



TOTAL FLOOR AREA: 639 sq.ft. (59.3 sq.m.) approx.  
[www.wsl.warwick.ac.uk](http://www.wsl.warwick.ac.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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