

41 Ruskin Avenue  
Ledbury HR8 2SX

**£325,995**



- A Newly Built Detached House. • Three Bedrooms. • Enclosed Garden. • Off Road Parking. • Choice of standard flooring coverings included. • Kitchen/Dining Room with upgraded integrated appliances.

# 41 Ruskin Avenue

## Situation and Description

41 Ruskin Avenue is situated on the new Hawk Rise development and the property is located in a cut-de-sac location. The house is a newly built detached house offering three bedrooms, two bathrooms, kitchen/dining room with upgraded integrated appliances, choice of standard floor coverings, enclosed garden and off road parking.

In more detail the accommodation comprises:

## Ground Floor

### Entrance Hall

doors to:

### Cloakroom

9' 3" x 3' 2" (2.82m x 0.97m)

### Kitchen/Dining Room

16' 3" x 10' 5" (4.95m x 3.17m)

### Lounge

16' 3" x 10' 3" (4.95m x 3.12m)

## First Floor

### Landing

with doors to:

### Master Bedroom

13' 11" x 12' 9" (4.24m x 3.89m)

### En-Suite

6' 11" x 4' 8" (2.11m x 1.42m)

### Bedroom Two

12' 5" x 10' 4" (3.78m x 3.15m)

### Bedroom Three

7' 4" x 6' 10" (2.24m x 2.08m)

### Bathroom

7' 8" x 6' 4" (2.34m x 1.93m)

## Outside

### Outside

The property benefits from two off road parking spaces and an easy to maintain enclosed garden.

## 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](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.

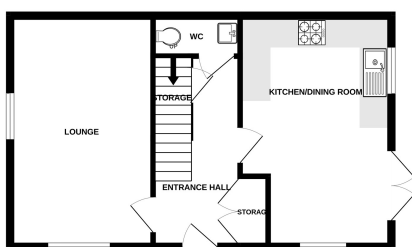
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

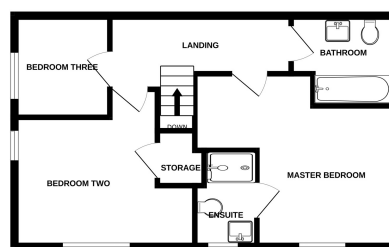
MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.  
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