

47 Ruskin Avenue
Ledbury HR8 2SX

£364,995



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

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

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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



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