

40 Ruskin Avenue
Ledbury HR8 2SX

£285,995



- Set on the new Hawk Rise development. • Brand New Semi-Detached House. • Three Bedrooms. • Two Bathrooms.
- Enclosed Garden. • Two Off Road Parking Spaces. • Currently under construction. • Anticipated occupation December 2023/January 2024

40 Ruskin Avenue

Situation and Description

40 Ruskin Avenue is situated on the new Hawk Rise development within walking distance of Ledbury town centre. Number 40 is currently under construction with completion anticipated December 2023/January 2024. The property offers three bedrooms, two bathrooms, enclosed garden and two allocated parking spaces.

Ground Floor

Entrance Hall

with doors to:

Lounge

11' 10" x 13' 0" (3.61m x 3.96m)

Cloakroom

5' 7" x 3' 5" (1.70m x 1.04m)

Kitchen/Dining Room

15' 1" x 10' 0" (4.60m x 3.05m)

First Floor

Bedroom One

11' 10" x 13' 7" (3.61m x 4.14m)

En-Suite

6' 4" x 5' 8" (1.93m x 1.73m)

Bedroom Two

8' 11" x 10' 8" (2.72m x 3.25m)

Bedroom Three

6' 11" x 9' 7" (2.11m x 2.92m)

Bathroom

5' 7" x 6' 3" (1.70m x 1.91m)

Outside

Garden

The property will benefit from an enclosed lawned garden and will have two off road parking spaces.

Images are for illustration purposes ONLY.

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

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



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