

48 Ruskin Avenue
Ledbury HR8 2SX

£417,995



- Detached House. • Four Bedrooms. • Two reception rooms. • Two bathrooms. • Single Garage and Off Road Parking. • Enclosed garden. • Part Exchange Considered.

48 Ruskin Avenue

Situation and Description

48 Ruskin Avenue is situated on the new Hawk Rise development which is within easy access to Ledbury town centre. Number 48 is currently under construction with completion anticipated March 2024. The property offers two reception rooms, four bedrooms, two bathrooms, enclosed garden, single garage and off road parking.

Part Exchange Considered and Stamp Duty Paid or Help with Deposit if required.

Ground Floor

Lounge

16' 11" x 10' 2" (5.16m x 3.10m)

Kitchen/Family Room

15' 2" x 15' 1" (4.62m x 4.60m)

Dining Room

10' 10" x 9' 9" (3.30m x 2.97m)

Cloakroom

5' 4" x 2' 9" (1.63m x 0.84m)

First Floor

Bedroom One

15' 2" x 10' 2" (4.62m x 3.10m)

En-Suite

6' 10" x 3' 11" (2.08m x 1.19m)

Bedroom Two

14' 8" x 10' 2" (4.47m x 3.10m)

Bedroom Three

12' 3" x 10' 2" (3.73m x 3.10m)

Bedroom Four

7' 0" x 7' 5" (2.13m x 2.26m)

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Outside

Garden

The garden will be laid to lawn and will be enclosed on all sides.

Single Garage

with parking to the front.

N.B

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 - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12.30 pm



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.