



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band D

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

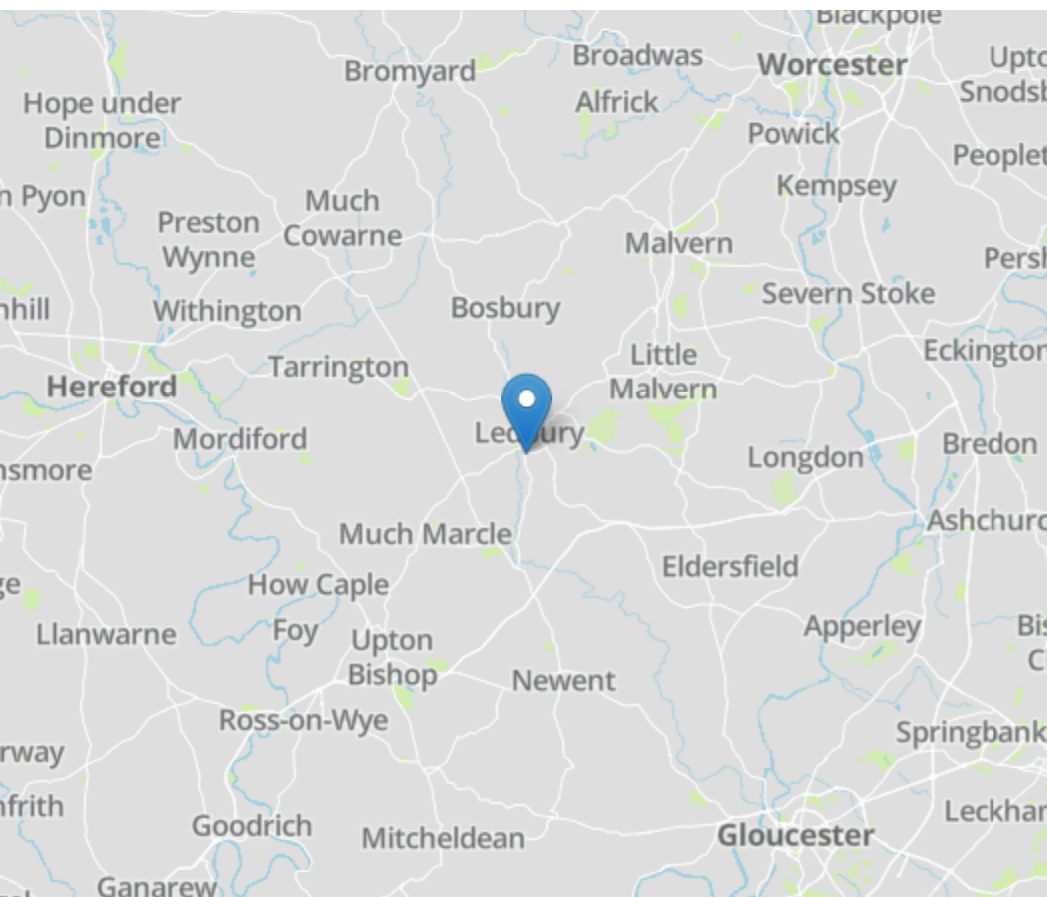
33 Kipling Road
Ledbury HR8 2GU

£319,950



DIRECTIONS

From our office continue on the High Street, continue onto The Southend, at the roundabout take the second exit onto Leaddon Way, at the next roundabout take the first left into Kipling Road, follow this road along and the property can be found on the left hand side as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.



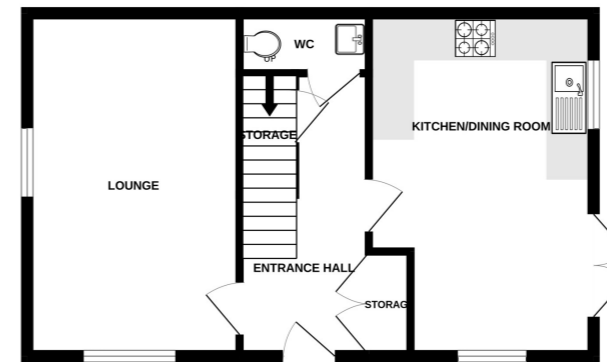
- Set on the new Hawk Rise development.
- An immaculately presented detached house.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Ample Off Road Parking.

Hereford 01432 343477

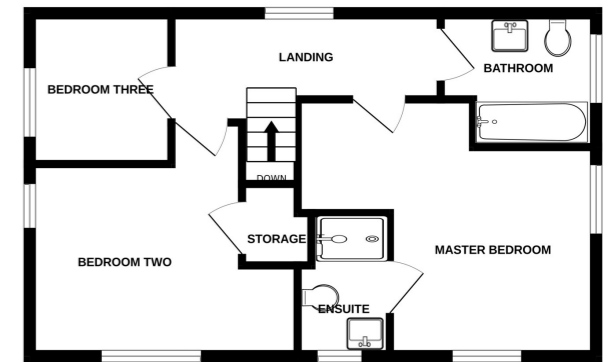
Ledbury 01531 631177



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.
Made with Metropix ©2023

33 Kipling Road

Situation and Description

33 Kipling Road is located on the new Hawk Rise development which is within walking distance of the town centre. The property offers immaculately presented accommodation throughout to include lounge, kitchen/dining room, three bedrooms, two bathrooms, enclosed garden, garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with power points, radiator, door to Understairs Cupboard. Doors to:

Cloakroom

with low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Lounge

10' 2" x 16' 1" (3.10m x 4.90m) with

window to front and side, two radiators, power points, T.V point.

Kitchen/Dining Room

10' 4" max x 16' 1" (3.15m max x 4.90m) with window to front and side, double doors to side opening onto the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with stainless steel extractor hood over, eye level wall cupboards, tiled splashbacks, radiator, power points, wall mounted Ideal central heating boiler.

First Floor

Landing

with window to rear, hatch to roof space, power points. Doors to:

Master Bedroom

10' 0" x 9' 8" (3.05m x 2.95m) with window to front, radiator, power points, door to:

En-Suite

with window to front, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Bedroom Two

12' 4" x 8' 7" (3.76m x 2.62m) with window to front and side, radiator, power points, door to Storage Cupboard.

Bedroom Three

6' 6" x 7' 3" (1.98m x 2.21m) with window to side, radiator, power points.

Bathroom

with window to side, panelled bath, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Outside

Approach

The property is approached from Kipling Road via a path with low hedging to the front.

To the rear of the property is a

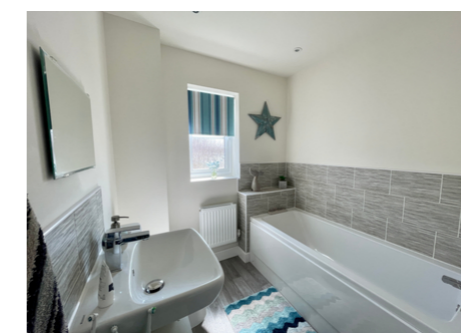
tarmacadam driveway with parking for several cars and electric charging point, leading to:

Garage

with up and over door.

Garden

The garden can be accessed via a wooden gate at the front of the property and also a wooden gate at the rear from the driveway. The garden has been mainly laid to lawn and is enclosed on all sides offering security for both pets and children.



At a glance...

- Lounge
10'2 x 16'1 (3.10m x 4.90m)
- Kitchen/Dining Room
10'4 x 16'1 (3.15m x 4.90m)
- Master Bedroom
10' x 9'8 (3.05m x 2.95m)
- Bedroom Two
12'4 x 8'7 (3.76m x 2.62m)
- Bedroom Three
6'6 x 7'3 (1.98m x 2.21m)

And there's more...

- Detached House.
- Immaculately Presented.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage.
- Off Road Parking.

Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.