

26B, ALBERT ROAD

Ledbury. HR8 2DW

REF: Mwl 1037

ATTRACTIVE, RECENTLY BUILT (2006/07) TWO BEDROOM END-TERRACED MODERN HOUSE offering exceptional sized accommodation with UPVC Double Glazed windows and GAS FIRED CENTRAL HEATING plus a walled FOREGARDEN, and an enclosed Rear Garden with parking (2 Cars) to own Rear Drive.



ACCOMMODATION BRIEFLY COMPRISES:

GROUND FLOOR

- * **Enclosed Porch** leading to **HALL**
- * **LOUNG/DINER** with feature bay window
- * Fitted **KITCHEN** with oven, hob etc.
- * **DOWNSTAIRS SHOWER ROOM/WC**

FIRST FLOOR

- * **LANDING** with doors to:
- * **GOOD SIZED MAIN BEDROOM**
- * **FURTHER DOUBLE BEDROOM**
- * **BATHROOM.**

A MUST View Home!

PRICED: £ 1 6 4 , 9 9 5 for the FREEHOLD

We are delighted to offer you the opportunity to purchase this spacious (approx. 750sq.ft.) TWO BEDROOM END-TERRACED HOUSE of quality, traditional build which offers the discerning purchaser a superb specification.

The property was built in 2006/07 and thus benefits from excellent thermal thermal insulation and has UPVC double glazed windows and Gas fired Central Heating ("Combi" boiler). Albert Road is well placed for Ledbury's amenities, which includes excellent local shopping and recreational facilities plus a Main Line Railway Station. For those who need to commute the M50 Motorway is approximately 5 miles distant (Junction 2) at Redmarley. To aid your understanding of this deceptive home **these details incorporate Floor Plans.**

THE PROPERTY COMPRISES AS FOLLOWS (all dimensions stated are approximate)

Entrance via a hardwood panelled and part glazed door (with outside light adjacent) leading to the:

ENCLOSED PORCH 4'5" x 2'10" with dual side aspect windows and door leading to:

HALL 7'2" x 3'4" with radiator, power points, smoke detector, door chimes, MCB & RCD Consumer Unit, ceiling light point and doors to the Lounge Diner, Kitchen and to the:

DOWNSTAIRS SHOWER ROOM / W.C. 8'10" x 3'2" with side aspect double glazed (obscure) window and offering a fitted '**White**' suite comprising: **Large Shower Cubicle** with Pivot door entry and a mixer valve operated shower; wash hand basin, low level close coupled W.C., radiator, ceramic tiled floor, extractor fan and a ceiling light point.



LOUNGE/DINER 14'8"min. & 17'5" into door recess plus the depth of the BAY x 14'9" wide with rear aspect via **double glazed Bay window plus a side aspect double glazed window and "French Doors" to the rear garden.** The Room also features a chimney breast with gas feed allowing for the installation of a "Living Flame" gas fire or possibly an open fire! Two radiators, numerous power points, T.V. aerial connection and SKY feed, ceiling light point and **Staircase leads to First Floor**



KITCHEN 9'9" x 7'5" with front aspect via double glazed window and the Kitchen is fitted with quality **"Wood Finish" fronted base and wall units with roll edge Granite Effect laminate worktops** with inset Stainless steel sink and monobloc mixer tap. Splashback ceramic tiling and **integrated appliances, i.e. 'Whirlpool' Stainless Steel and Glass fronted "Under Oven", with 'Whirlpool' Gas Hob over and a concealed 'IGNIS' extractor cooker hood,** tall appliance housing with **integrated 'IGNIS' Fridge/Freezer** and an integrated **'IGNIS' washer dryer plus a 'Whirlpool' dishwasher.** Kitchen also offers **ceramic tiled floor,** numerous power points, extractor fan, ceiling light point, fitted **"Kickspace"**

heater and lastly, wall mounted '**IDEAL**' Gas fired **"COMBI"** central heating boiler.

STAIRCASE from Lounge/Diner to the:

LANDING with power points, smoke detector, ceiling light point, loft hatch etc. and doors to: built-in **Wardrobe/Store Cupboards** plus doors to rooms as follows:

MAIN BEDROOM 14'9" x 9'10" with two front aspect double glazed windows. Radiator, numerous power points, T.V.point and a ceiling light point

BEDROOM TWO 14'9" x 6'10" having two rear aspect double glazed windows, radiator, numerous power points, ceiling light point and door to **fitted Wardrobe/Linen Cupboard over the staircase** boxing.

BATHROOM 7'6" x 5'6" with UPVC double glazed (obscure) window to side aspect and having a fitted **'White' suite** comprising: panel sided bath with extensively tiled surround, shower screen and mixer valve shower over; fitted pedestal wash hand basin, concealed cistern W.C., further attractive, tiling to important wall areas, radiator, **ceramic tiled floor**, electric shaver point, extractor fan and a ceiling light point.

OUTSIDE/GARDENS

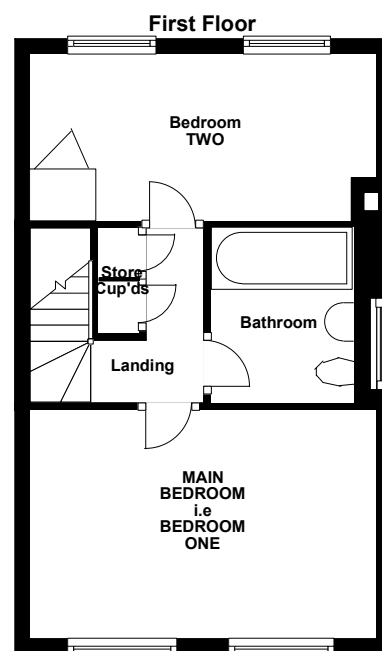
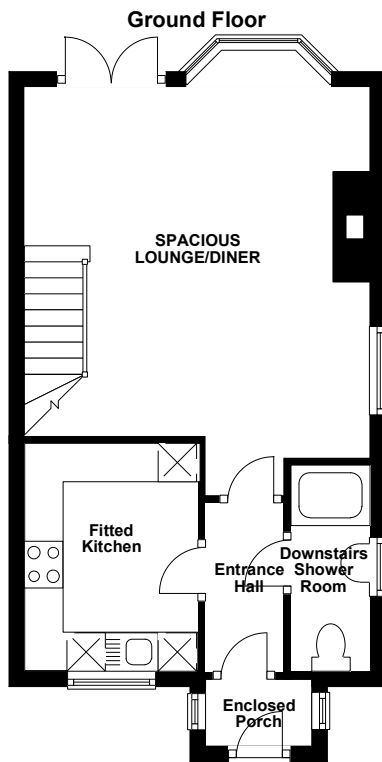
The house is set back from Albert Road behind a **part walled Foregarden (with railings)** and path to the **Porch and Front door** plus a small lawn area and a flower/shrub border. Additionally you have an external Gas Meter box plus an external Electric Meter Box accessed from next doors side access path.

REAR GARDEN To the rear of the house you have your **own 2 Car drive** plus a 6' gate leading to your enclosed rear garden. Garden itself is mainly laid to lawn and **overall this property deserves your early interest.**

SITE SKETCH



LAYOUT PLANS FOR IDENTIFICATION PURPOSES



TENURE We understand the tenure to be **FREEHOLD**. Prospective purchasers must verify all details relating to the tenure and deeds of this (as with any other) property via their Solicitors.

SERVICES Mains Electricity, Water, Gas and Drainage & **TELEPHONE LINE**

VIEWING Strictly via **KIMBERLEYS** ESTATE AGENTS **TELEPHONE (01531) 635151**

AGENTS NOTE 1 We have not tested the systems, services or appliances. Prospective purchasers are advised to satisfy themselves of condition prior to committing to a purchase.

VACANT POSSESSION UPON COMPLETION OF THE PURCHASE

N.B. If you require measurements for any purpose, you must measure **RELEVANT** areas.

