

6 THE CLOSE HOMEND CRESCENT LEDBURY HEREFORDSHIRE HR8 1LA

Pughs

ESTATE AGENTS & VALUERS

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- Two Bedroom
- Terrace Bungalow
- Close to Ledbury amenities
- Off Road Parking
- Low maintenance garden
- Energy Rating D

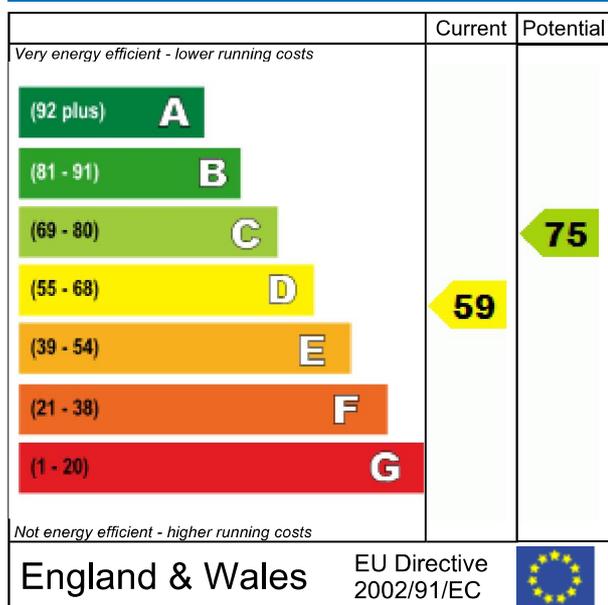
Offers in the region of £185,000

6, The Close
Homend Crescent
LEDBURY
HR8 1LA

Dwelling type: Mid-terrace bungalow
Date of assessment: 26 February 2009
Date of certificate: 27 February 2009
Reference number: 2968-1036-6232-5981-3074
Total floor area: 61 m²

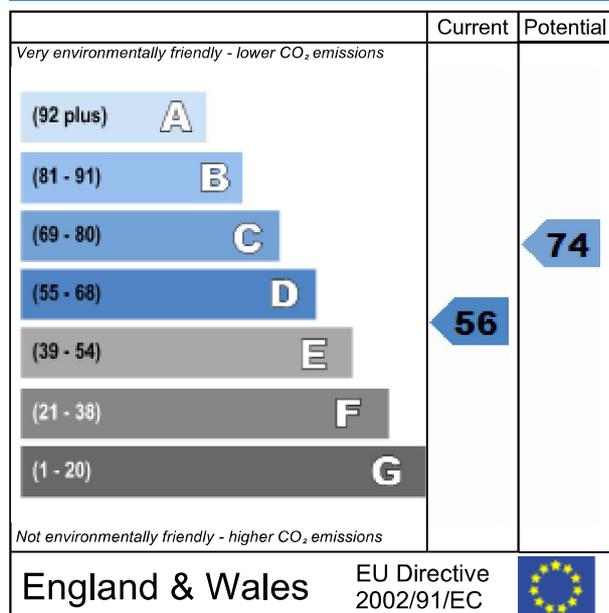
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	344 kWh/m ² per year	207 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.1 tonnes per year
Lighting	£55 per year	£29 per year
Heating	£457 per year	£323 per year
Hot water	£150 per year	£92 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome

6 The Close, Homend Crescent, Ledbury, Herefordshire, HR8 1LA

A mid terrace bungalow situated in a cul de sac location with easy access to the Ledbury Bypass and beyond yet still within easy walking distance to Ledbury Town centre together with all of it's amenities. No Chain.

ENTRANCE

UPVc door to

KITCHEN 3.4M X 3.2M (11'2" X 10'6")

Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, space and plumbing for appliances, access to storage cupboard, tiled splashbacks, tiled floor, radiator

HALLWAY

Access to loft, airing cupboard and storage cupboard

LIVING ROOM 4.6M X 3.3M (15'1" X 10'10")

Radiator, patio door to front

BEDROOM 3.9M X 3.3M (12'10" X 10'10")

Access to wardrobe, radiator

BEDROOM 3.3M X 2.8M (10'10" X 9'2")

Radiator, UPVc door to front garden

BATHROOM

White suite comprising W.C, hand basin in vanity unit, bath, radiator, part tiled walls

OUTSIDE

To the rear of the property is a communal parking area. The garden has access via a pedestrian gate with path leading to front door. The garden comprises of lawn area, raised flower borders and raised decking area and garden shed. To the front of the property is a lawn area and a further storage shed.

SERVICES

We understand from the vendors that mains water, drainage, gas and electricity are connected to the property, Telephone subject to BT regulations.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836 320330 James Pugh

COUNCIL TAX

Band B rates payable £1355.54 (2017/18)

(Herefordshire Council 01432 260000)

DIRECTIONS

From the agents office turn left at the clock tower and continue along The Homend take the first right into Homend Close. Then take the first left. Proceed for approximately 400 yards then turn right signposted The Close. At the T junction turn left and the property is found straight in front of you.

The logo for Pughs is a blue rectangle with a white border. Inside the rectangle, the word "Pughs" is written in a white, italicized serif font.

