

HOLLYWOOD VICTORIA ROAD LEDBURY HEREFORDSHIRE HR8 2DB

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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- Three bedrooms
- Semi Detached House
- Off road parking
- Close to Ledbury's Amenities
- Well Presented
- Energy Rating 'C'

Offers in the region of £250,000

Energy Performance Certificate

Hollywood, Victoria Road, LEDBURY, HR8 2DB


Dwelling type: Semi-detached house
Date of assessment: 31 August 2018
Date of certificate: 06 September 2018

Reference number: 7798-1077-7248-3898-4984
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 m²

Use this document to:

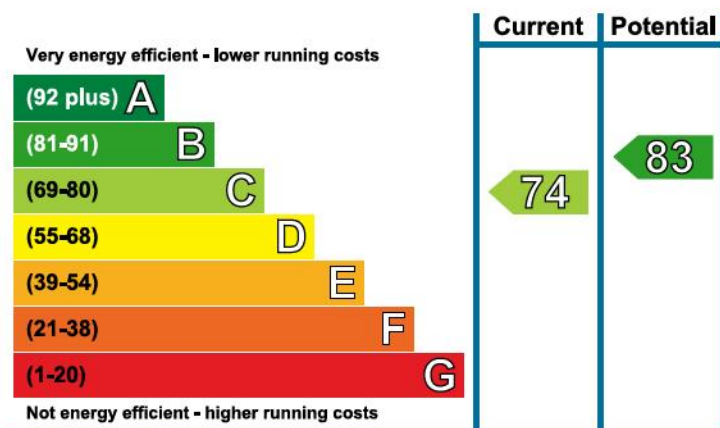
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,673
Over 3 years you could save	£ 750

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 2,049 over 3 years	£ 1,455 over 3 years	
Hot Water	£ 396 over 3 years	£ 240 over 3 years	
Totals	£ 2,673	£ 1,923	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 132
2 Cavity wall insulation	£500 - £1,500	£ 354
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 120

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Hollywood, Victoria Road, Ledbury, Herefordshire, HR8 2DB

This three bedroom extended semi-detached house is located in a quiet cul-de-sac within walking distance of Ledbury town centre as well as good access onto the motorway network. This property has the benefit of off road parking, integral garage and good sized rear garden.

ENTRANCE

UPVc door to

HALLWAY

Stairs off, radiator

CLOAKROOM

White suite comprising W.C, hand basin

KITCHEN 5.3M X 1.6M (17'5" X 5'3")

Comprising fitted wall and base units incorporating acrylic sink and drainer, Bosch double oven, four ring gas hob with extractor over, integral dishwasher, space for appliance, radiator, storage cupboard with space and plumbing for appliance, serving hatch to dining room

DINING ROOM 4.2M X 3.5M (13'9" X 11'6")

Radiator

LIVING ROOM 4.4M X 4.0M (14'5" X 13'1")

Gas fire with brick surround, radiator, UPVc door to

CONSERVATORY 3.9M X 2.8M (12'10" X 9'2")

Radiator, UPVc door to rear

FIRST FLOOR

LANDING

Access to airing cupboard and loft

BEDROOM 4.2M X 2.8M (13'9" X 9'2")

Wardrobes, radiator

BEDROOM 3.1M X 1.6M (10'2" X 5'3")

Radiator

BEDROOM 2.5M X 2.6M (8'2" X 8'6")

Radiator

SHOWER ROOM

Coloured suite comprising W.C, hand basin in vanity unit, walk in shower, radiator, tiled walls

OUTSIDE

To the front of the property is off road parking for two vehicles and access to the integral garage (4.6m x 2.3m) with up and over door housing gas fired boiler. A path to the side of the property leads to the rear low maintenance garden with raised gravel and patio area and garden shed

SERVICES

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

COUNCIL TAX

BAND C. Rates payable £1629.40 (2018/2019)
(Herefordshire Council 01432 260000)

TENURE

We understand from the vendor that the property is freehold and 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

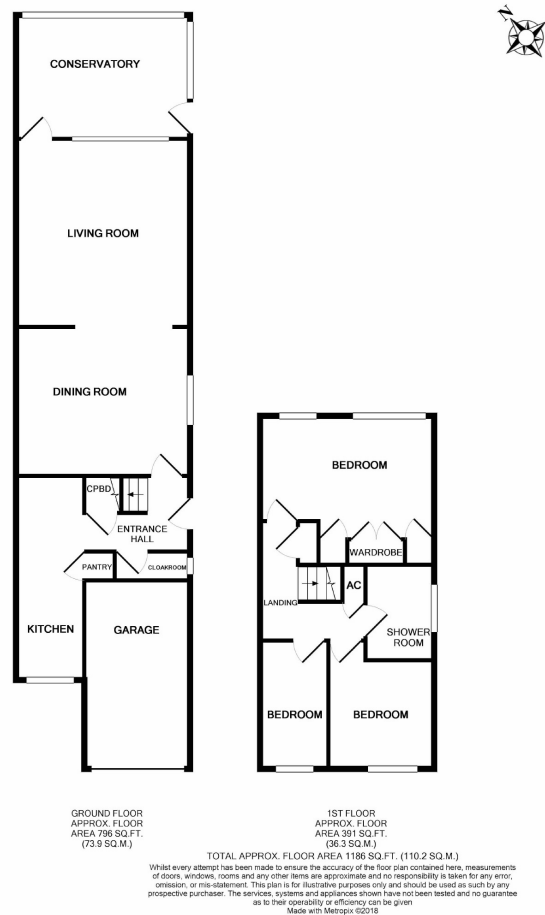
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LOCATION MAP



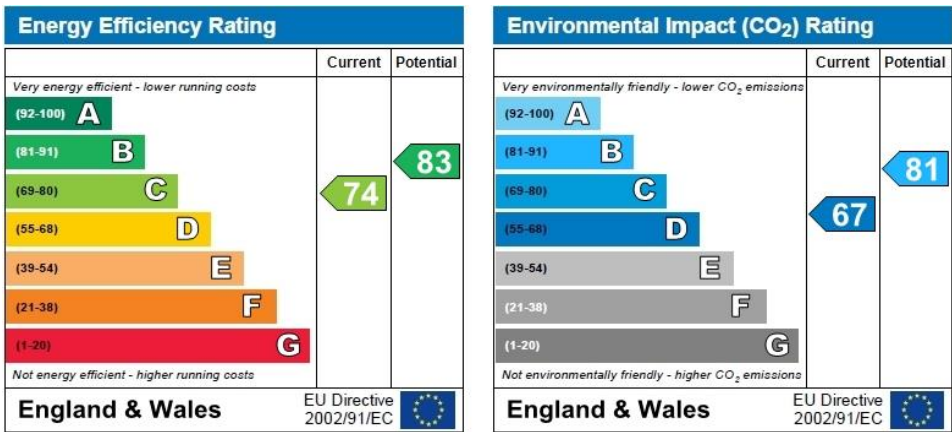
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FLOOR PLAN



DIRECTIONS

From the Agent's offices, turn left out of Market Street on to Bye Street. After approximately 50 yards, turn left onto Victoria Road, where the property is found on the left hand side.



For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

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