

17 THE SOUTHEND LEDBURY HEREFORDSHIRE HR8 2EY

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk



- Town House with Character
- Three Bedroom
- Well Presented
- Semi Detached
- Courtyard Garden
- Energy Rating D

Offers in the region of £345,000

Energy Performance Certificate

17, The Southend, LEDBURY, HR8 2EY

Dwelling type: Mid-terrace house
Date of assessment: 05 March 2019
Date of certificate: 05 March 2019

Reference number: 8861-7127-6100-2315-5902
Type of assessment: RdSAP, existing dwelling
Total floor area: 106 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:

£ 3,477

Over 3 years you could save

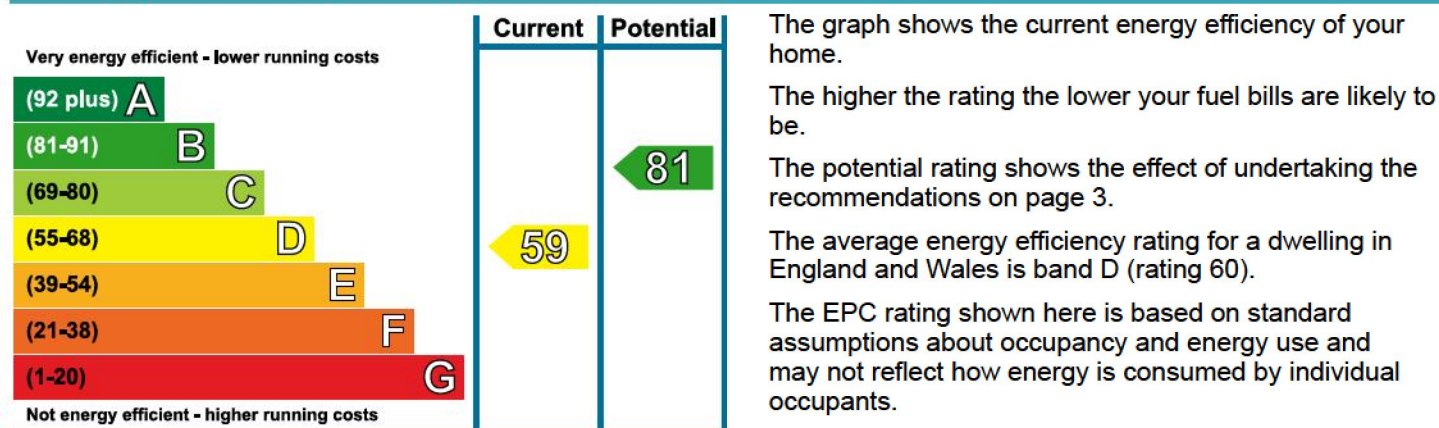
£ 1,167

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 2,838 over 3 years	£ 1,827 over 3 years	
Hot Water	£ 402 over 3 years	£ 246 over 3 years	
Totals	£ 3,477	£ 2,310	

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



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	£ 213
2 Cavity wall insulation	£500 - £1,500	£ 237
3 Internal or external wall insulation	£4,000 - £14,000	£ 345

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.

17 The Southend, Ledbury, Herefordshire, HR8 2EY

17 The Southend is a well presented three bedroom town house with character having gated access from The Southend leading to a charming semi detached property comprising three bedrooms and well maintained paved and cobbled gardens which have a variety of mature shrubs and flowers.

ENTRANCE

Timber door to

PORCH

Window seat, red tile floor, timber door to

HALLWAY

Timber floor, radiator, stairs off

CLOAKROOM

White suite comprising W.C

LIVING ROOM 4.5M X 3.3M (14'9" X 10'10")

Victorian cast iron open fire, radiator

DINING ROOM 4.5M X 2.9M (14'9" X 9'6")

Timber floor, radiator, door with stairs down to cellar

BREAKFAST KITCHEN 4.6M X 4.0M (15'1" X 13'1")

L shaped room comprising fitted wall and base units incorporating acrylic sink unit and drainer, Hotpoint gas oven with four ring gas hob and extractor over, integral dishwasher, access to storage cupboard housing gas fired boiler, timer stable door to rear, space and plumbing for appliances, tiled splashbacks, radiator

FIRST FLOOR

LANDING

Access to storage cupboard, radiator

BEDROOM 4.4M X 2.9M (14'5" X 9'6")

Built in wardrobe and storage cupboard, feature fireplace, radiator

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

Access to loft, radiator

BEDROOM 4.0M X 2.6M (13'1" X 8'6")

Access to airing cupboard, radiator

BATHROOM

White suite comprising W.C, hand basin in vanity unit, bath with shower over, radiator

OUTSIDE

The property is accessed via a gated entrance off the Southend, the cobbled path leads to the property's well maintained garden with shrub and flower borders and raised patio seating area. The property has the benefit of a cellar (8.4m x 4.2) which can be accessed from the Dining Room but also has a trap door from the exterior of the property

SERVICES

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

TENURE

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

COUNCIL TAX

Band D rates payable £1833.08 (2018/2019)
(Herefordshire Council 01432 260000)

VIEWING

Strictly by appointment with the agents Pughs. Tel. 01531 631122
Out of office hours 07836 320330 James Pugh

ANTI MONEY LAUNDERING REGULATIONS

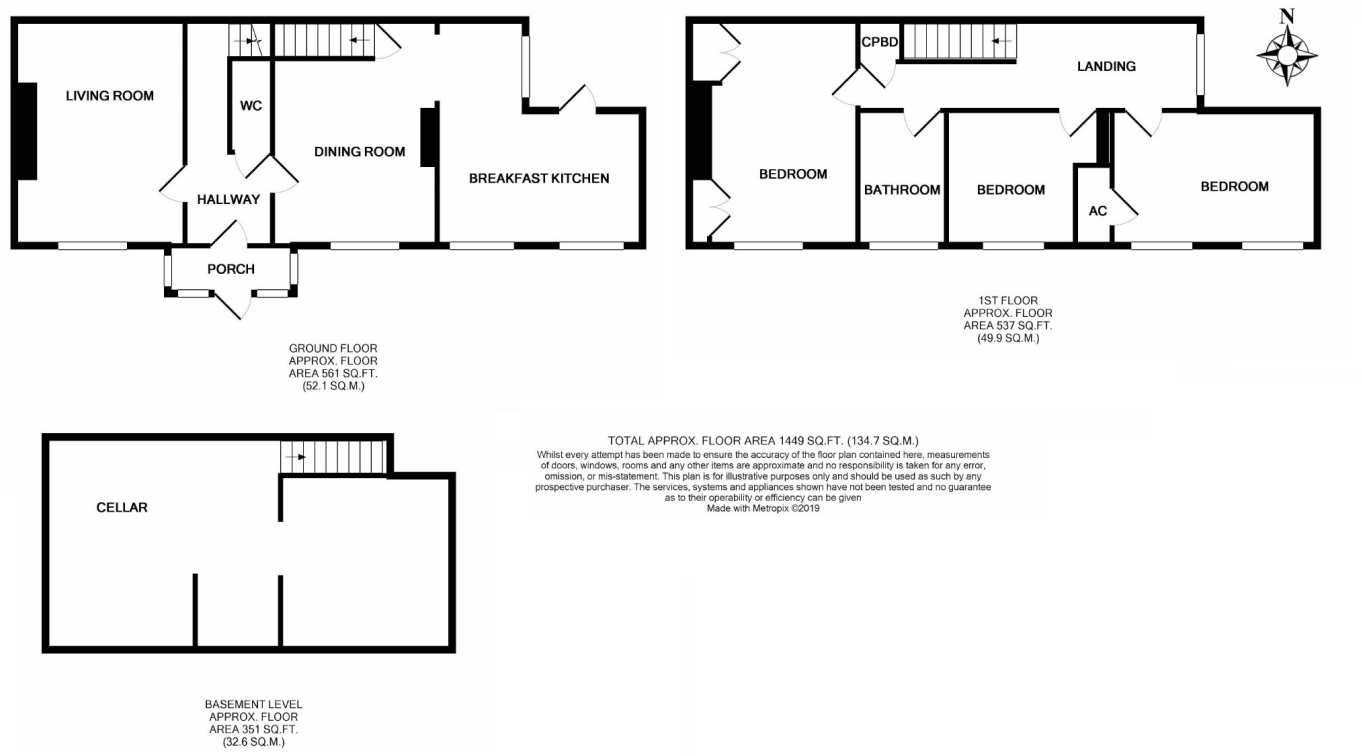
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

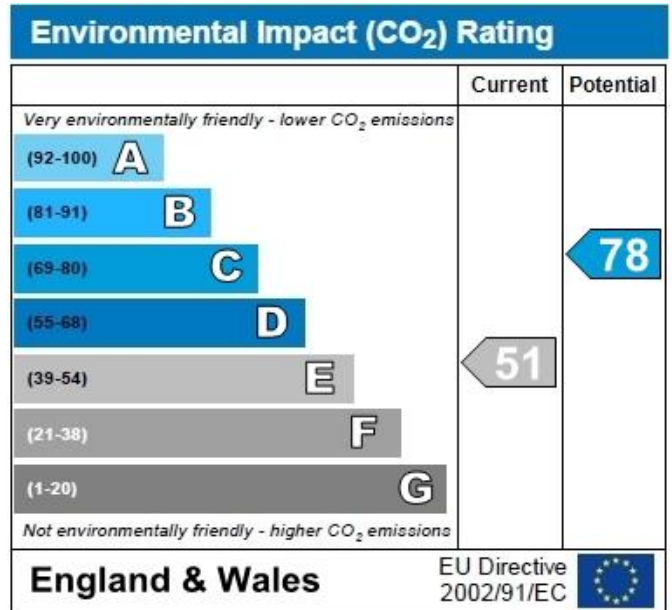
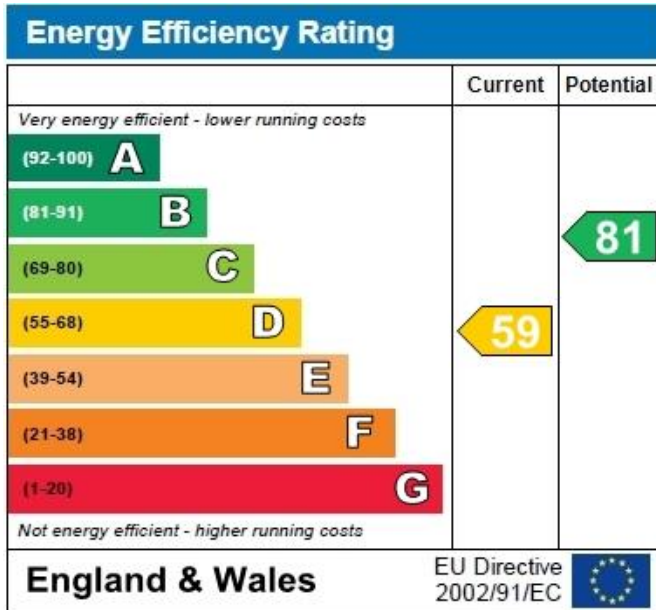
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LOCATION MAP



FLOOR PLAN





DIRECTIONS

From the Top Cross in the centre of Ledbury proceed along The Southend towards Gloucester where the entrance to 17 The Southend can be found on the right hand side via a pedestrian gate, the property is found at the end of the path on the right 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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