

**17 THE SOUTHEND  
LEDBURY  
HEREFORDSHIRE  
HR8 2EY**

*Pughs*

**ESTATE AGENTS & VALUERS**

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- **Character Town House**
- **Spacious Three Bedroom**
- **Well Presented**
- **Central Location**
- **Courtyard Garden**
- **Energy Rating D**

**Offers in the region of £325,000**

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 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,477</b>
<b>Over 3 years you could save</b>	<b>£ 1,167</b>

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	
<b>Totals</b>	<b>£ 3,477</b>	<b>£ 2,310</b>	

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

Band	Score Range	Current	Potential
A	92 plus		
B	81-91		81
C	69-80		
D	55-68	59	
E	39-54		
F	21-38		
G	1-20		

**Very energy efficient - lower running costs**

**Not energy efficient - higher running costs**

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	£ 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](http://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 with 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

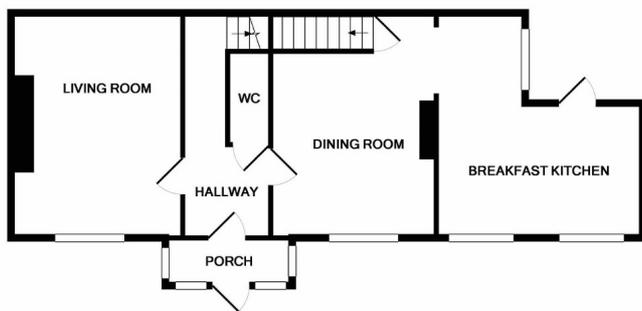
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

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

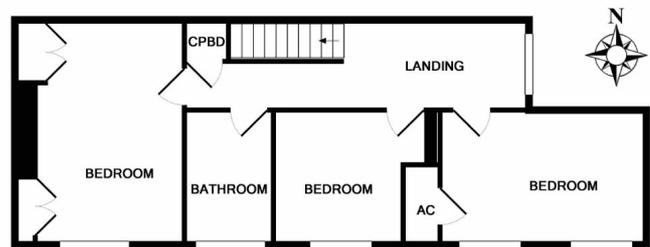
# LOCATION MAP



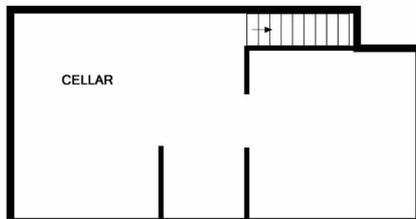
# FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 561 SQ.FT.  
(52.1 SQ.M.)



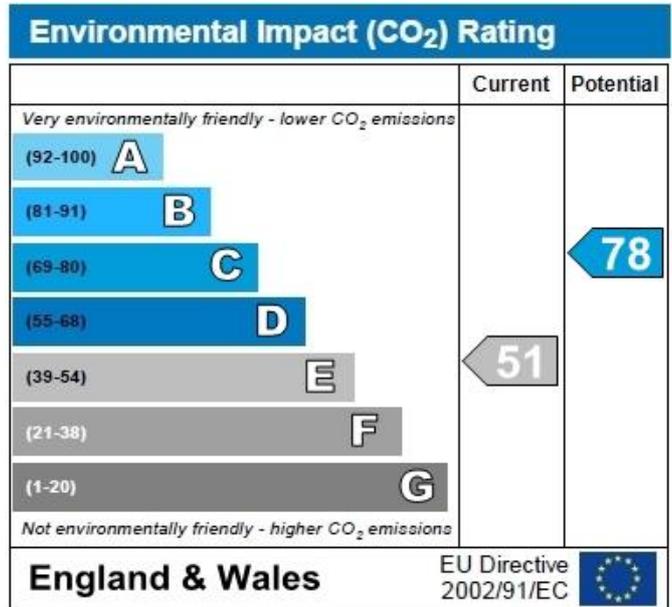
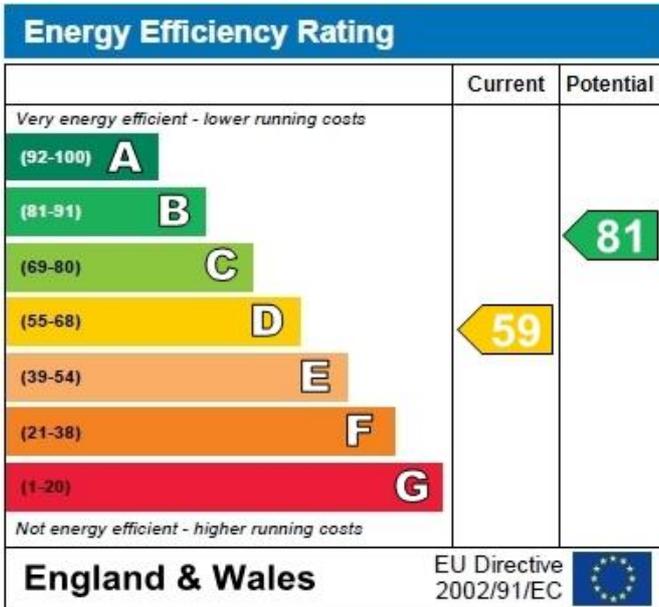
1ST FLOOR  
APPROX. FLOOR  
AREA 537 SQ.FT.  
(49.9 SQ.M.)



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1449 SQ.FT. (134.7 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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