

# 12 CANAL WALK LEDBURY HEREFORDSHIRE HR8 2ED

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ESTATE AGENTS & VALUERS

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- Four Bedroom
- Detached House
- Superb Condition
- Private Cul De Sac Road
- South Facing Garden
- Energy Rating D

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12, Canal Walk, LEDBURY, HR8 2ED

**Dwelling type:** Detached house  
**Date of assessment:** 25 February 2019  
**Date of certificate:** 26 February 2019

**Reference number:** 0763-2835-7820-9021-3095  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 117 m<sup>2</sup>

## Use this document to:

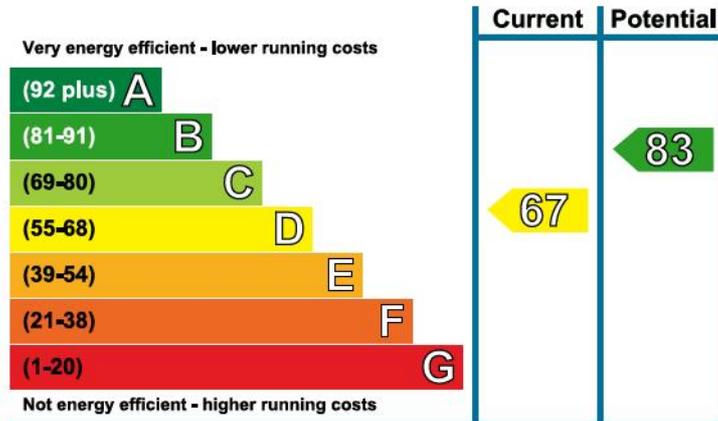
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,973</b>
<b>Over 3 years you could save</b>	<b>£ 645</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 267 over 3 years	
Heating	£ 2,079 over 3 years	£ 1,836 over 3 years	
Hot Water	£ 456 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 2,973</b>	<b>£ 2,328</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



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 Floor insulation (solid floor)	£4,000 - £6,000	£ 99
2 Low energy lighting for all fixed outlets	£80	£ 150
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 270

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.

## 12 Canal Walk, Ledbury, Herefordshire, HR8 2ED

12 Canal Walk is a well proportioned four bedroom detached house, well maintained, in superb condition. It has a south facing low maintenance private garden as well as off road parking for 3 cars. It is located in a quiet private cul de sac which is 10 minutes walk to Ledbury town centre. The Hereford bus terminus is 5 minutes walk and the train station 20 minutes. Further afield, the beautiful Malvern Hills is a 5 mile drive, Hereford 14 miles, Cheltenham town 23 miles and Worcester 26 miles

### ENTRANCE

UPVc door to

### ENTRANCE HALL

Stairs off, access to airing cupboard

### CLOAKROOM

Ivory suite comprising W.C, hand basin, radiator

### DINING ROOM 3.8M X 3.3M MAXIMUM (12'6" X 10'10" MAXIMUM)

Bay window, radiator

### KITCHEN DINER 5.5M X 3.0M (18'1" X 9'10")

Comprising fitted wall and base units incorporating 1½ bowl acrylic sink unit and drainer, four ring Bosch hob with extractor over, Bosch electric double oven/microwave, integral fridge and Bosch dishwasher, integral washing machine, tiled floor, tiled splashbacks, radiator, UPVc door to rear garden

### INTEGRAL GARAGE 3.9M X 2.5M (12'10" X 8'2")

Comprising fitted wall and base units, space for appliances, up and over door to front

### LIVING ROOM 4.8M X 3.7M (15'9" X 12'2")

Gas wall mounted fire, two radiators, patio doors to rear garden

### FIRST FLOOR

### LANDING

Access to loft, radiator

### MASTER BEDROOM 3.9M X 3.6M (12'10" X 11'10")

Two double built in wardrobes, radiator

### ENSUITE

White suite comprising W.C, hand base in vanity unit, bidet, heated towel rail, shower cubicle, tiled walls

### BEDROOM 3.3M X 2.9M (10'10" X 9'6")

Two double built in wardrobes, radiator

### BEDROOM 3.5M X 2.3M (11'6" X 7'7")

Double built in wardrobes, radiator

### BEDROOM 3.4M X 2.5M (11'2" X 8'2")

Double built in wardrobes, radiator

### BATHROOM

White suite comprising W.C, hand basin in vanity unit, shower cubicle, heated towel rail, part tiled walls

### OUTSIDE

To the front of the property is off road parking for several vehicles and access to the integral garage. A path with pedestrian gate leads to the rear garden which comprises of a well maintained lawn area, patio and flower borders. There is also a UPVc canopy lean to to the rear 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

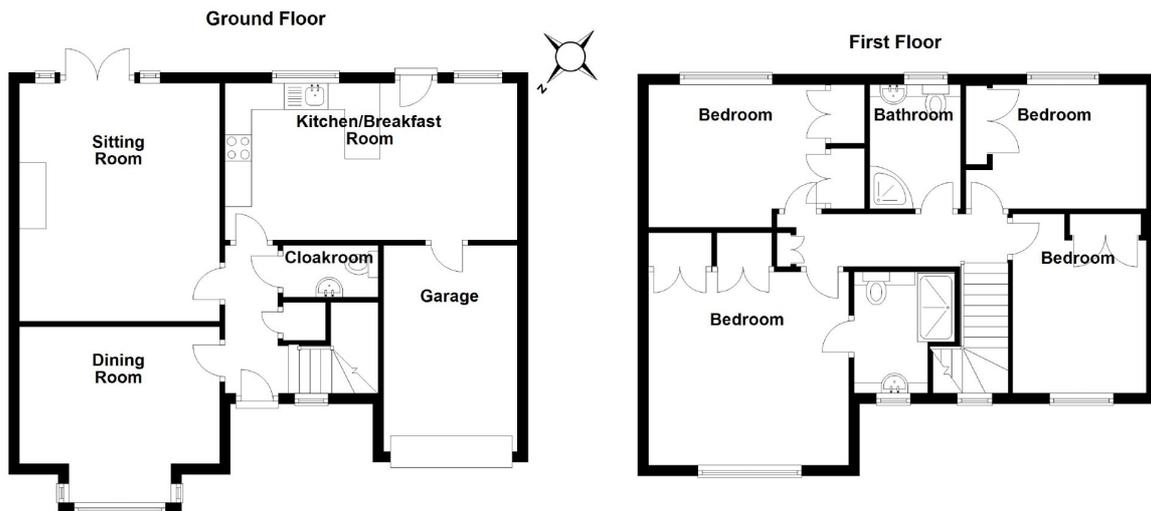
Band E rates payable £2240.43 (2018/2019)  
(Herefordshire Council 01432 260000)

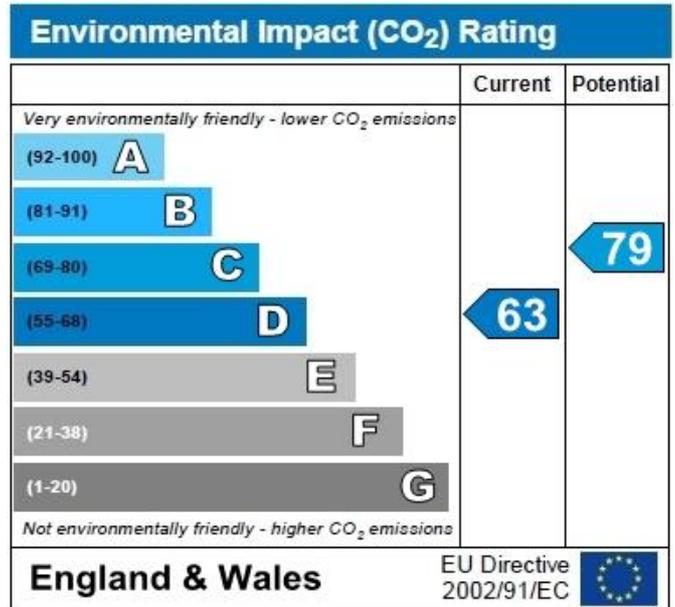
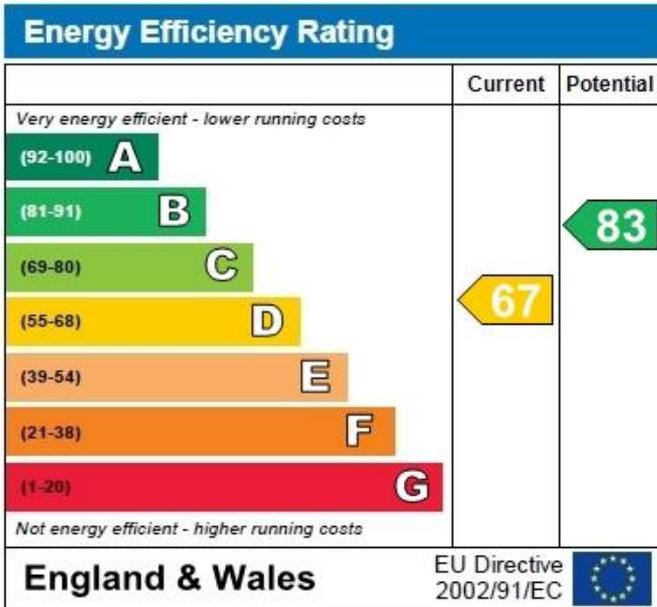
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## LOCATION MAP



## FLOOR PLAN





## DIRECTIONS

From the Agent's offices, turn left out of Market Street on to Bridge Street. Follow the road towards the Ledbury Bypass, take the turning left into Little Marcle Road before the roundabout. Before the end of the road turn left into Canal Walk, and the property can be found 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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