

# STEVILLE VICTORIA ROAD LEDBURY HEREFORDSHIRE HR8 2DB

*Pughs*

ESTATE AGENTS & VALUERS

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- Three bedrooms
- Semi Detached House
- Off road parking
- Close to Ledbury's Amenities
- No Chain
- Energy Rating D

**Offers in the region of £225,000**

# Energy Performance Certificate



**Steville, Victoria Road, LEDBURY, HR8 2DB**

**Dwelling type:** Semi-detached house

**Date of assessment:** 18 June 2019

**Date of certificate:** 19 June 2019

**Reference number:** 8041-7126-6210-9558-3992

**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 101 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>£ 3,516</b>
<b>Over 3 years you could save</b>	<b>£ 1,515</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 207 over 3 years	
Heating	£ 2,454 over 3 years	£ 1,575 over 3 years	
Hot Water	£ 693 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,516</b>	<b>£ 2,001</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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p><b>Potential</b></p> <p><b>57</b></p> <p><b>84</b></p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 408
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 177
3 Increase hot water cylinder insulation	£15 - £30	£ 93

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

# Steville, Victoria Road, Ledbury, Herefordshire, HR8 2DB

A three bedroom semi detached family home with the benefit of low maintenance gardens, off road parking and within walking distance of the town's amenities. No Chain

## ENTRANCE

UPVc door to

## HALLWAY

Stairs off with storage under, radiator

## DINING AREA 4.2 X 3.5 (13'9" X 11'6")

Hatch to kitchen, radiator

## LIVING ROOM 4.2 X 4.2 (13'9" X 13'9")

French doors to rear garden, radiator, gas fire

## CLOAKROOM

White suite comprising W.C, hand basin, tiled floor

## KITCHEN 4.9M X 1.6M (16'1" X 5'3")

Comprising fitted wall and base units incorporating acrylic sink and drainer, space and plumbing for appliances, radiator, tiled splashbacks

## UTILITY ROOM 2.3M X 2.3M (7'7" X 7'7")

Comprising fitted wall and base units, space and plumbing for appliances, gas fired boiler

## OFFICE AREA 2.3M X 2.2M (7'7" X 7'3")

Double doors to front

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

Radiator

## LIVING ROOM 4.2M X 4.0M (13'9" X 13'1")

Wall mounted electric fire, radiator

## FIRST FLOOR

## LANDING

Access to loft and airing cupboard

## BEDROOM 4.0M X 2.9M (13'1" X 9'6")

Built in storage cupboards and wardrobe, radiator

## BEDROOM 3.0M X 1.6M (9'10" X 5'3")

Radiator

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

Radiator

## BATHROOM

Coloured suite comprising W.C, hand basin, bath with shower over, tiled walls, radiator

## OUTSIDE

To the front of the property is off road parking for two vehicles and access to the integral garage which has been converted to the office space and utility room. A path to the side of the property leads to the rear low maintenance garden with patio area and green house

## 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

## ANTI MONEY LAUNDERING REGULATIONS

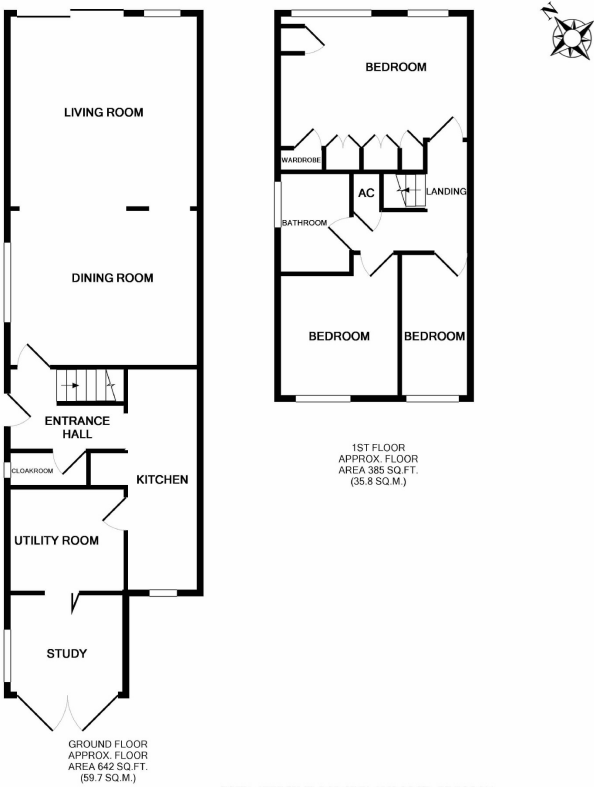
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LOCATION MAP



FLOOR PLAN

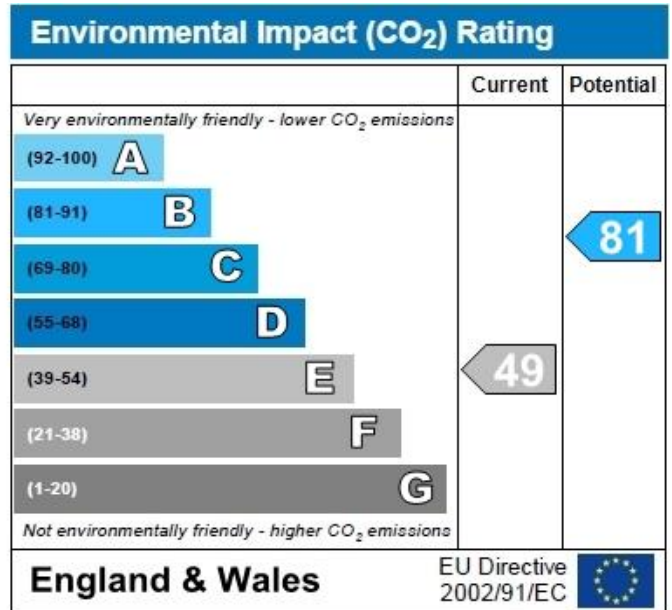
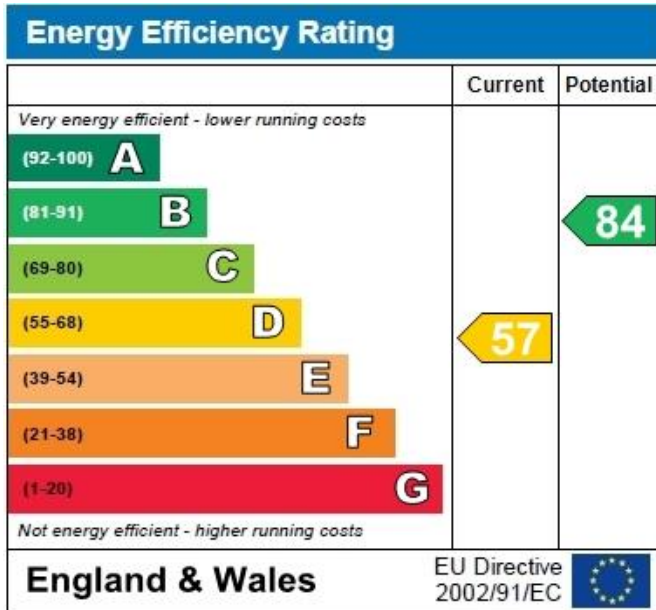


GROUND FLOOR  
APPROX. FLOOR  
AREA 642 SQ.FT.  
(59.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 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 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.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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