

**LILAC COTTAGE
BRIDGE STREET
LEDBURY
HEREFORDSHIRE
HR8 2AH**

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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- Victorian House
- Three Bedroom
- Large Rear Flat Garden
- Modernised & Improved
- Close to Ledbury's Amenities
- Energy Rating 'D'

Offers in the region of £300,000

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 OnTheMarket.com

Energy Performance Certificate

Lilac Cottage, Bridge Street, LEDBURY, HR8 2AH

Dwelling type: Semi-detached house
Date of assessment: 25 March 2019
Date of certificate: 25 March 2019

Reference number: 8731-7027-4390-1425-5922
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²

Use this document to:

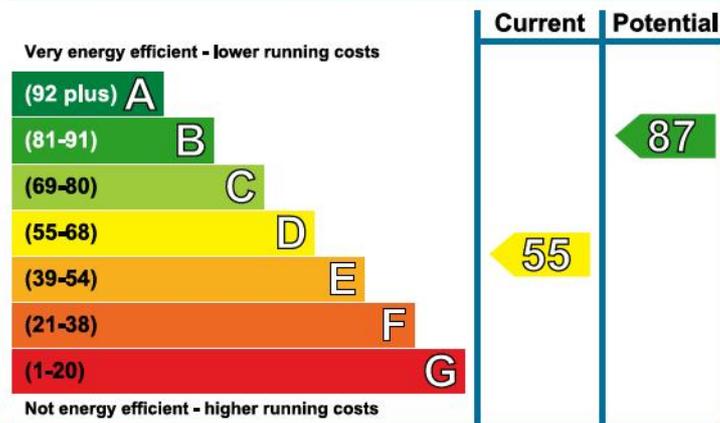
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,297
Over 3 years you could save	£ 1,641

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 189 over 3 years	
Heating	£ 2,736 over 3 years	£ 1,290 over 3 years	
Hot Water	£ 264 over 3 years	£ 177 over 3 years	
Totals	£ 3,297	£ 1,656	

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 Increase loft insulation to 270 mm	£100 - £350	£ 387
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 102
3 Internal or external wall insulation	£4,000 - £14,000	£ 792

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.

Lilac Cottage, Bridge Street, Ledbury, Herefordshire, HR8 2AH

Lilac Cottage is a Victorian three bedroom link detached house recently improved and modernised. The property has a large rear garden and is situated on a popular road, within close proximity to Ledbury Town centre and its amenities. No Chain

ENTRANCE

Aluminium part obscure glazed door to

LIVING ROOM 5.7M X 3.6M (18'8" X 11'10")

Two open fireplaces both suitable for wood burners, two radiators

KITCHEN 3.3M X 2.4M (10'10" X 7'10")

Comprising fitted wall and base units incorporating Belfast sink, tiled splashbacks, space and plumbing for appliances, electric double oven with electric four ring hob with extractor over, integral dishwasher, wine cooler, storage cupboard

UTILITY ROOM 2.9M X 2.7M MAXIMUM (9'6" X 8'10" MAXIMUM)

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, access to rear garden

CLOAKROOM

White W.C and hand basin

FIRST FLOOR

LANDING

BEDROOM 3.8M X 2.7M (12'6" X 8'10")

Storage cupboard housing gas fired boiler, feature fireplace, radiator, access to loft

BEDROOM 3.6M X 2.9M (11'10" X 9'6")

Feature fireplace, radiator

BEDROOM 3.3M X 2.4M (10'10" X 7'10")

Radiator

BATHROOM

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

OUTSIDE

Steps lead up from the pavement to a raised low maintenance front garden mainly laid to lawn. A path to the side of the property leads to the large rear garden. The garden comprises a raised patio and large flat ideal blank canvas lawn area, there is also a garden shed and useful brick outbuilding

AGENTS NOTES

There is a single garage located within a garage block in Queens Court this will be offered to the purchaser of Lilac Cottage at £5,000.

COUNCIL TAX

Band C rates payable £1629.40 (2018/20219)
(Herefordshire Council 01432 260000)

SERVICES

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

TENURE

The land 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

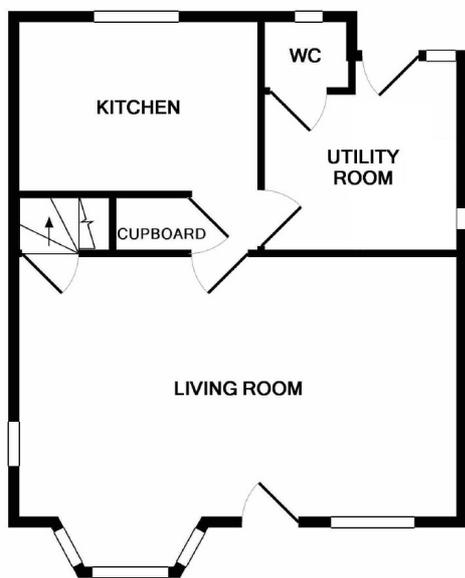
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

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

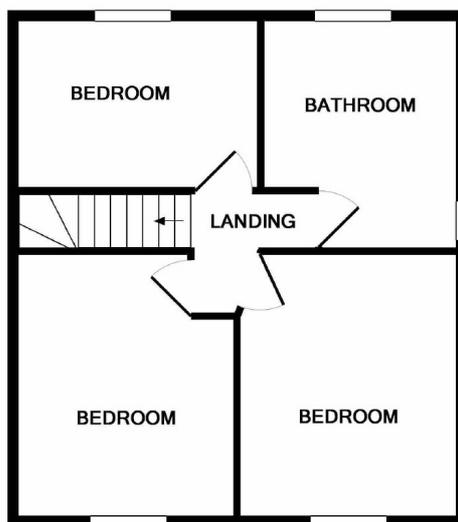
LOCATION MAP



FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (82.9 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From the Agent's offices, turn left out of Market Street on to Bridge Street and the property can be found on the left hand side as indicated by our "For Sale" board.



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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