

2 Bed Semi-Detached In Ruskin Avenue , Ledbury, HR8 2SX

£78,750





## SHORT DESCRIPTION

Property Ref: 13575 Council Tax:B **\*\*Address:\*\*** Ruskin Avenue, Ledbury, HR8 2SX **\*\*Key Features:\*\*** - Delightful two-bedroom semi-detached house - Located in the popular Keats Meadow estate, near the scenic Malvern Hills - Conveniently close to local schools This charming semi-detached house offers comfortable living in the picturesque town of Ledbury. The property comprises two generously sized double bedrooms, with the second bedroom featuring built-in storage space. The house also boasts a spacious kitchen and a large living/dining room, perfect for family gatherings and entertaining guests. **\*\*Ground Floor:\*\*** - **\*\*Entrance Hall:\*\*** Welcoming entrance with a good-sized storage cupboard. - **\*\*Downstairs WC:\*\*** Conveniently located on the ground floor. - **\*\*Kitchen:\*\*** Well-fitted kitchen with ample storage and workspace. - **\*\*Living/Dining Room:\*\*** Large, open-plan living and dining area with patio doors leading to the garden, flooding the room with natural light. **\*\*First Floor:\*\*** - **\*\*Bedroom 1:\*\*** Large double bedroom with ample space. - **\*\*Bedroom 2:\*\*** Another spacious double bedroom with built-in storage. - **\*\*Family Bathroom:\*\*** Brand new three-piece suite including a low flush WC, wash hand basin, bath with overhead shower, and tiled splash backs. **\*\*Exterior:\*\*** - **\*\*Front Garden:\*\*** Small garden with plants and shrubs, private drive leading to the garage, and space for two cars. Additional street parking is available. - **\*\*Rear Garden:\*\*** Easy-to-maintain garden with great potential to personalize, offering a peaceful outdoor space. **\*\*Additional Information:\*\*** - New carpeted flooring throughout the main living areas. - The house retains heat well, ensuring a warm and cozy environment. - Excellent bus links and easy access to major roads and motorways, with Worcester, Cheltenham, and Hereford all within a 30-minute drive. This property is ideal for those seeking a comfortable, family-friendly home in a great location with the potential to add their personal touch to the outdoor space. Don't miss the opportunity to make Ruskin Avenue your new home....

2

**Bed Room(s)**

1

**Bath Room(s)**

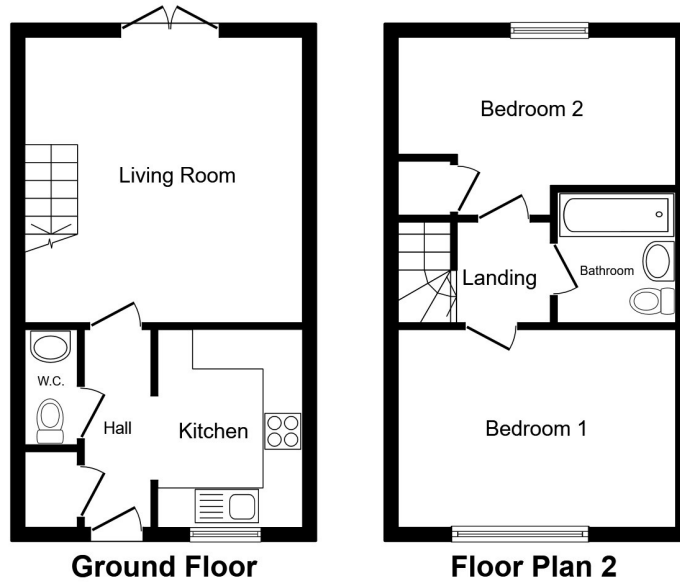
1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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