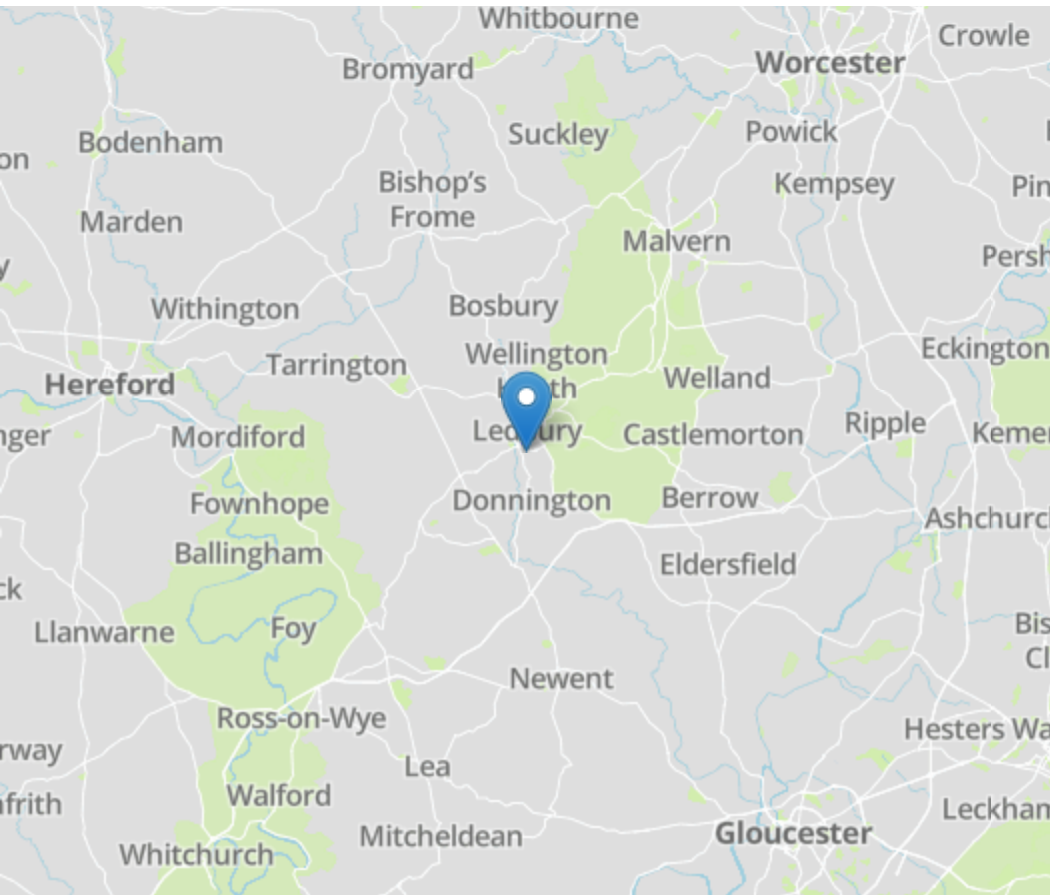




DIRECTIONS

From our office continue onto the The Southend, at the roundabout take the second right onto Leaddon Way, at the next round about take the first exit into Kipling Road take the second Left into Skyppe Road where the property can be found on the right hand side.



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected.

Outgoings

Council Tax: Band C

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

8 Skyppe Road
Ledbury HR8 2GZ

£295,000



- An immaculately presented semi-detached house.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



8 Skyppe Road

Situation and Description

Skyppe Road is situated within the popular Hawk Rise development on the outskirts of Ledbury town yet within reasonable walking distance. The property offers immaculately presented accommodation throughout to include, Lounge, Kitchen/Dining Room, Three Bedrooms, Two Bathrooms, Enclosed Garden and Ample Off Road Parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

4' 07" x 4' 11" (1.40m x 1.50m) With radiator, power points, Doors leading to:

Cloakroom

4' 07" x 5' 01" (1.40m x 1.55m) With low flush w.c., pedestal wash hand basin, tiled splashbacks radiator,

Lounge

11' 10" x 15' 0" (3.61m x 4.57m) With window to front, radiator, power points, television point, telephone point, door to under stairs storage.

Inner Hall

With radiator, power points, stairs leading to first floor, door leading to:

Kitchen/Dining Room

10' 09" x 15' 06" (3.28m x 4.72m) With window and Double doors opening onto the garden, range of worktops with cupboards and drawers under, four ring gas hob with electric oven under, extractor hood over, integrated dishwasher, washer/drier, fridge/freezer, eye level wall cupboards, power points, stainless steel sink with drainer, radiator.

First Floor

Landing

With hatch to loft space, door to storage cupboard, power points.

Bedroom One

9' 04" x 10' 08" (2.84m x 3.25m) With two windows to rear, power points, radiator, space for potential built in wardrobes. Door to:

En-suite

4' 06" x 6' 10" (1.37m x 2.08m) With shower cubicle, tiled splashbacks, low flush w.c., pedestal wash hand basin, ladder style radiator, shaving point, extractor fan to ceiling, tiled flooring.

Bedroom Two

8' 01" x 12' 09" (2.46m x 3.89m) With window to front, radiator, power points.

Bedroom Three

6' 10" x 7' 01" (2.08m x 2.16m) With window to front, power points, radiator.

Bathroom

5' 11" x 7' 01" (1.80m x 2.16m) With panelled bath, tiled splashbacks, low flush w.c., pedestal wash hand basin, ladder style radiator, tiled flooring.

Outside

Garden

The garden can be accessed via a wooden side gate and comprises a patio and lawn with garden shed at the rear. The garden is fenced on all sides offering security for pets and children.



Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ☒ Lounge
11'10 x 15 (3.61m x 4.57m)
- ☒ Kitchen/Dining Room
10'09 x 15'06 (3.28m x 4.72m)
- ☒ Bedroom One
9'04 x 10'08 (2.84m x 3.25m)
- ☒ En-suite
4'06 x 6'10 (1.37m x 2.08m)
- ☒ Bedroom Two
8'01 x 12'09 (2.46m x 3.89m)
- ☒ Bedroom Three
6'10 x 7'01 (2.08m x 2.16m)
- ☒ Bathroom
7'01 x 5'11 (1.80m x 2.16m)

And there's more...

- ☒ Set within the popular Hawk Rise development.
- ☒ Immaculately Presented Semi-Detached House.
- ☒ Three Bedrooms.
- ☒ Two Bathrooms.
- ☒ Enclosed Garden.
- ☒ Ample Off Road Parking.