



GENERAL INFORMATION

Tenure
Freehold.

Services
All Mains Service Are Connected.

Outgoings
Council Tax: Band B

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.

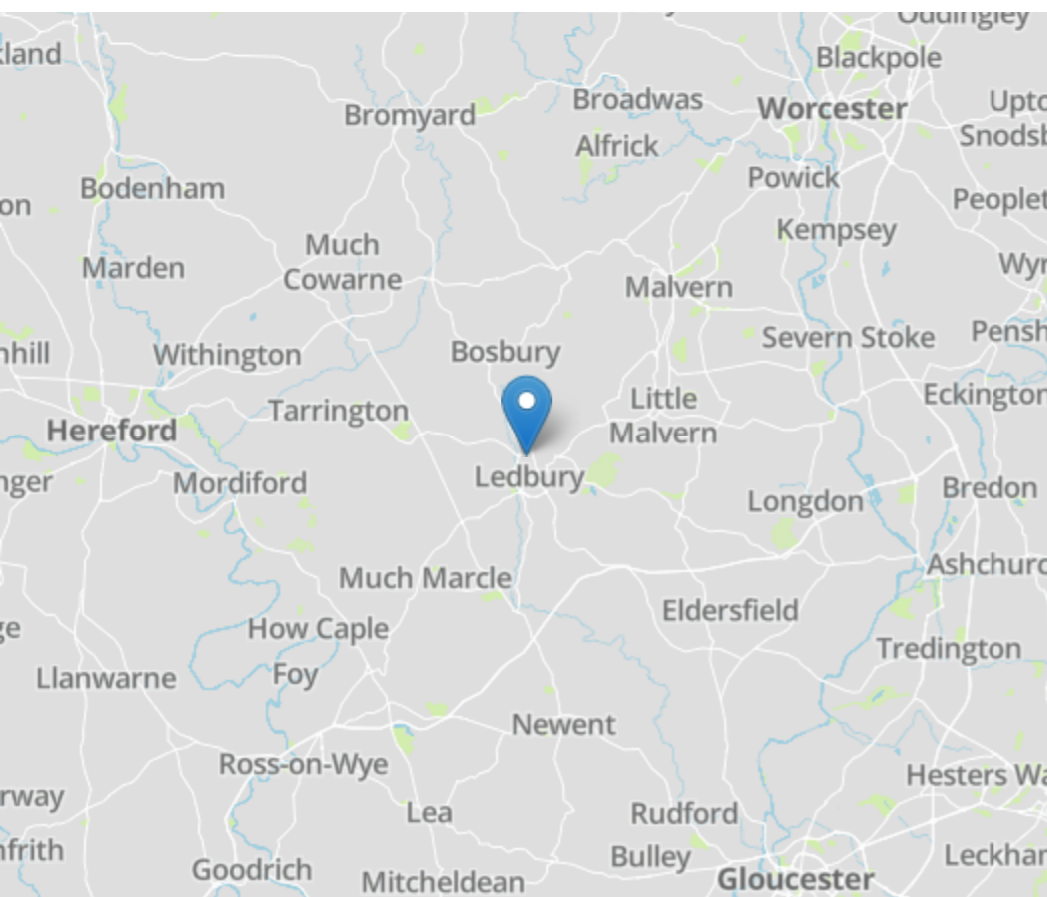
Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

14 Northdown Close
Ledbury HR8 2PP
£215,000



DIRECTIONS

From our office proceed on The Homend towards the railway station, continue onto the Hereford Road, take the first left into Golding Way then first right into Northdown Close where the property can be found on the right hand side as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	70	
(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			

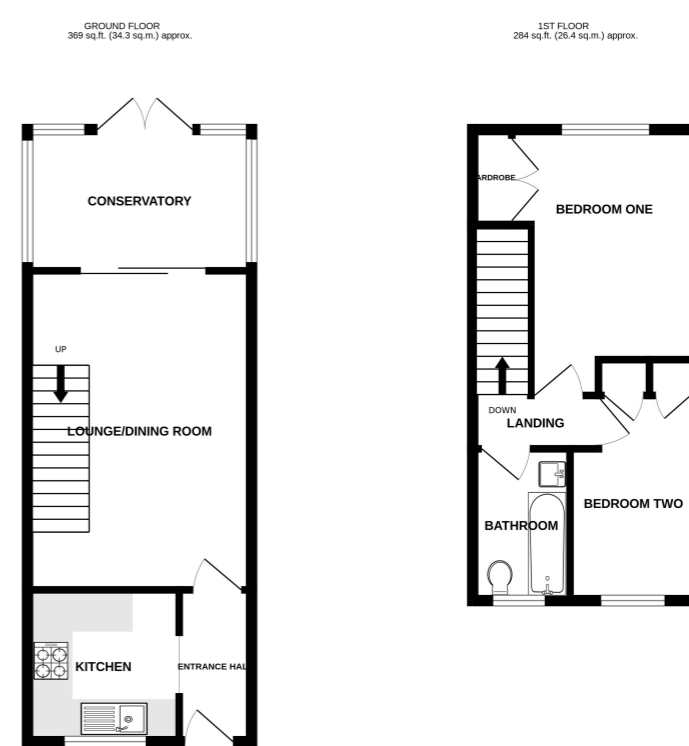
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- Set within easy walking distance of the railway station and Ledbury town centre.
- A well presented terraced house.
- Conservatory.
- Two Bedrooms.
- Enclosed Garden.
- Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



14 Northdown Close

Situation and Description

14 Northdown Close is situated in a cut-de-sac location within easy walking distance of the railway station and Ledbury town centre. The property offers well presented accommodation to include kitchen, lounge/dining room, conservatory, two bedrooms, bathroom, enclosed garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, opening to:

Kitchen

7' 11" x 7' 10" (2.41m x 2.39m) with window to front, range of laminate worktops with cupboard and drawers

under, inset sink with drainer, built-in four ring gas hob with stainless steel extractor hood over, and oven under, space for washing machine and fridge/freezer, eye level wall cupboards, wall mounted Worcester central heating boiler, tiled splashbacks, power points.

Lounge/Dining Room

11' 11" x 16' 7" (3.63m x 5.05m) with radiator, power points, T.V point, stairs to first floor, double doors to rear opening to:

Conservatory

11' 9" x 7' 4" (3.58m x 2.24m) with double doors opening onto the garden, radiator, power points.

First Floor

Landing

with hatch to roof space, power points, doors to:

Bedroom One

10' 10" max x 11' 11" (3.30m max x 3.63m) with window to rear, radiator, power points, double doors to built-in wardrobe.

Bedroom Two

6' 7" x 10' 6" (2.01m x 3.20m) with window to front, radiator, power points, doors to two storage cupboards/wardrobes.

Bathroom

with window to front, panelled bath with rain head shower over, low flush w.c., wash basin, fully tiled walls, radiator, extractor fan.

Outside

Approach

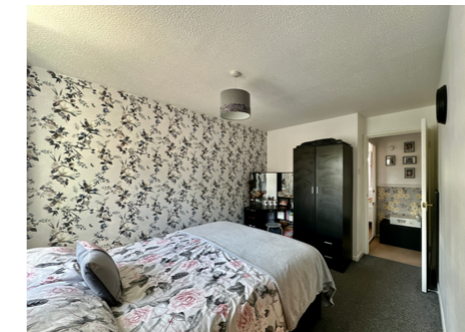
The property is approached from Northdown Close via a concrete drive with parking for one car, a path leads to a block paved foregarden with small wall.

Garden

The rear garden can be accessed via a wooden rear gate and has been laid for ease of maintenance and comprises a gravelled area and adjacent paved area and Garden Shed. The garden is fenced on all sides and offers security for both children and pets.

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...

- Kitchen
7'11 x 7'10 (2.41m x 2.39m)
- Lounge/Dining Room
11'11 x 16'7 (3.63m x 5.05m)
- Conservatory
11'9 x 7'4 (3.58m x 2.24m)
- Bedroom One
10'10 max x 11'11 (3.30m max x 3.63m)
- Bedroom Two
6'7 x 10'6 (2.01m x 3.20m)

And there's more...

- Well Presented Terraced House.
- Conservatory.
- Two Bedrooms.
- Enclosed Garden.
- Off Road Parking.
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