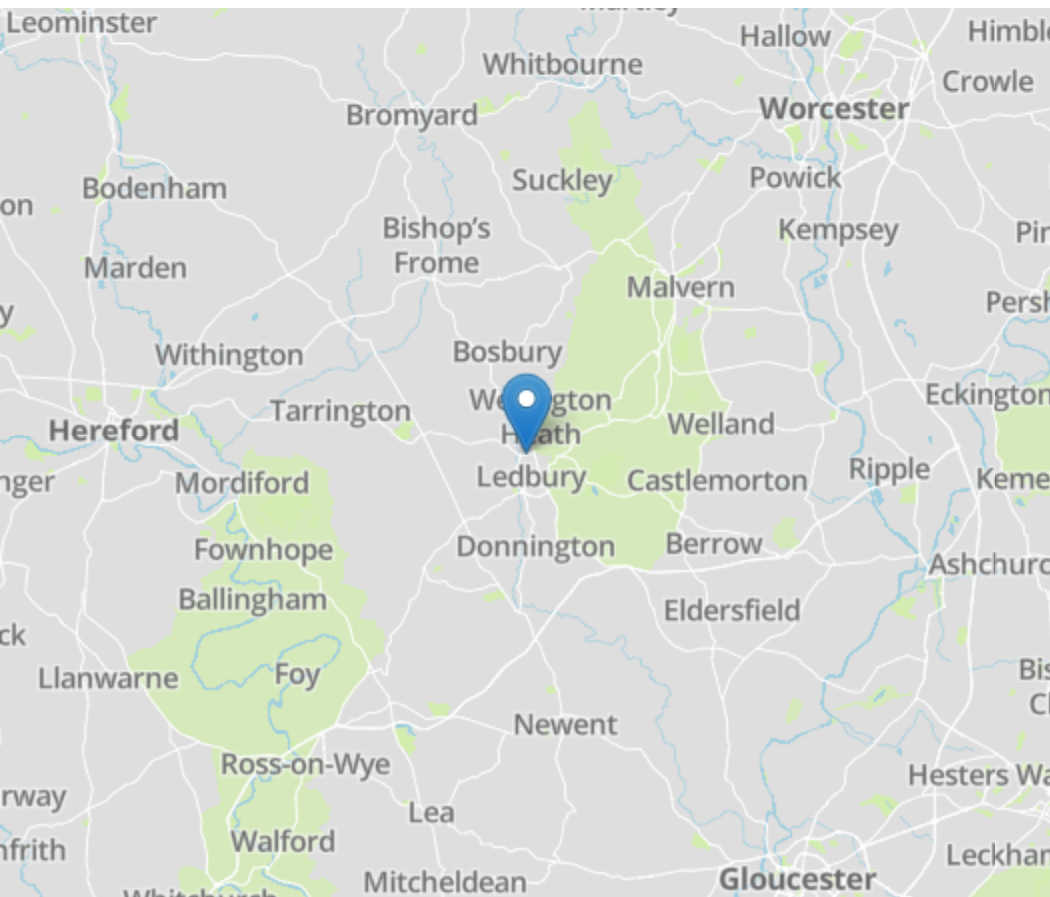




## DIRECTIONS

From our office continue on The Homend towards the railway station, at the traffic lights turn left onto the Hereford Road, take the third right into Saxon Way then first right and the property can be found on the left hand side as indicated by the For Sale board. WHAT THREE WORDS//scoop.aquatic.snuggled



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band E

### 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	74	74
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.

1 Progress Close  
Ledbury HR8 2QZ

£499,950

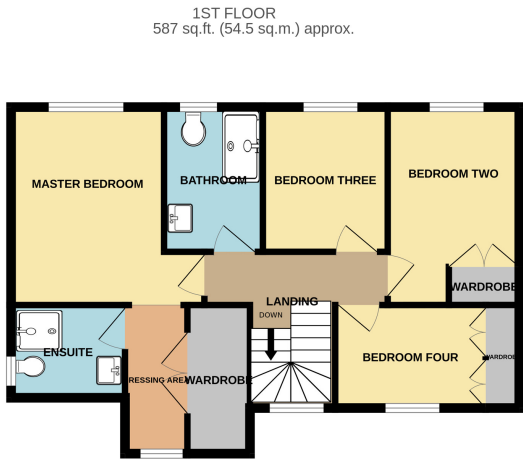


- Set in a sought after location within walking distance of Ledbury town centre.
- An immaculately presented detached house.
- Three Reception Rooms.
- Conservatory.
- Master Bedroom with dressing area and En-Suite.
- Three Further Bedrooms.
- Well stocked Garden.
- Double Garage and Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177





TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.  
Made with Metropix ©2025

## 1 Progress Close

### Situation and Description

Progress Close is situated in a sought after residential location within easy access to both Ledbury town centre and the railway station. The property is immaculately presented throughout and offers spacious accommodation to include three reception rooms, conservatory, four bedrooms, two bathrooms, well stocked enclosed garden, double garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Reception Hall

with radiator, power points, door to Understairs Storage Cupboard. Doors to:

#### Cloakroom

with low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

#### Study

9' 11" x 5' 11" (3.02m x 1.80m) with window to front, radiator, power points and fitted with a range of Hammonds fitted furniture.

#### Lounge

11' 3" x 18' 5" (3.43m x 5.61m) with window to front, feature fireplace with wood burning stove with wooden mantle, radiator, power points, T.V point, wall light points, sliding door to:

#### Conservatory

9' 10" x 12' 8" (3.00m x 3.86m) dwarf brick and Upvc construction with solid roof, with double doors to side opening onto the garden, tiled flooring, power points.

#### Dining Room

9' 11" x 8' 10" (3.02m x 2.69m) with window to rear overlooking the garden, radiator, power points.

#### Kitchen/Breakfast Room

9' 11" x 9' 8" (3.02m x 2.95m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in electric hob with oven under and stainless steel extractor hood over, space for dishwasher and fridge/freezer, eye level wall cupboards, tiled splashbacks, door to:

#### Utility Room

with door to side, range of laminate worktops with cupboards and drawers under, inset sink with drainer, wall mounted Valliant central heating boiler, tiled splashbacks, power points, tiled flooring, door to Storage Cupboard.

### First Floor

#### Landing

with window to front, radiator, power points, hatch to roof space, doors to:

#### Master Bedroom

9' 2" x 12' 2" (2.79m x 3.71m) with window to rear,

radiator, power points, opening to:

#### Dressing Area

with window to front, radiator, power points, double doors to built-in wardrobe. Door to:

#### En-Suite

with window to side, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

#### Bedroom Two

8' 5" x 9' 9" (2.57m x 2.97m) with window to rear, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Three

7' 10" x 8' 11" (2.39m x 2.72m) with window to rear, radiator, power points.

#### Bedroom Four

9' 7" x 6' 6" (2.92m x 1.98m) with window to front, radiator, power points, range of fitted furniture to include wardrobes and drawers.

#### Bathroom

with window to rear, large shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

### Outside

#### Approach

The property is approached from Progress Close via a brick pathway with adjacent lawned

foregarden interspersed with shrub and floral beds, to the side of the property is a brick paved driveway with parking for several cars.

#### Double Garage

16' 7" x 16' 6" (5.05m x 5.03m) with two electrically operated, remote controlled roller doors to front, power and light connected, personal door to side opening onto the garden. Photovoltaic panels to the roof area.

#### Garden

The rear garden can be accessed via a wooden side gate and comprises a paved seating area with adjacent lawn, well stocked shrub and floral beds and borders, step to a further seating area with Summer House. The garden is enclosed on all sides.



## 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...

- ☒ Study  
9'11 x 5'11 (3.02m x 1.80m)
- ☒ Lounge  
11'3 x 18'5 (3.43m x 5.61m)
- ☒ Conservatory  
9'10 x 12'8 (3m x 3.86m)
- ☒ Dining Room  
9'11 x 8'10 (3.02m x 2.69m)
- ☒ Kitchen/Breakfast Room  
9'11 x 9'8 (3.02m x 2.95m)
- ☒ Master Bedroom  
9'2 x 12'2 (2.57m x 3.71m)
- ☒ Bedroom Two  
8'5 x 9'9 (2.57m x 2.97m)
- ☒ Bedroom Three  
7'10 x 8'11 (2.39m x 2.72m)
- ☒ Bedroom Four  
9'7 x 6'6 (2.92m x 1.98m)
- ☒ Garage  
16'7 x 16'6 (5.05m x 5.03m)

## And there's more...

- ☒ Immaculately Presented Detached House.
- ☒ Three Reception Rooms.
- ☒ Four Bedrooms.
- ☒ Two Bathrooms.
- ☒ Double Garage.
- ☒ No Onward Chain.