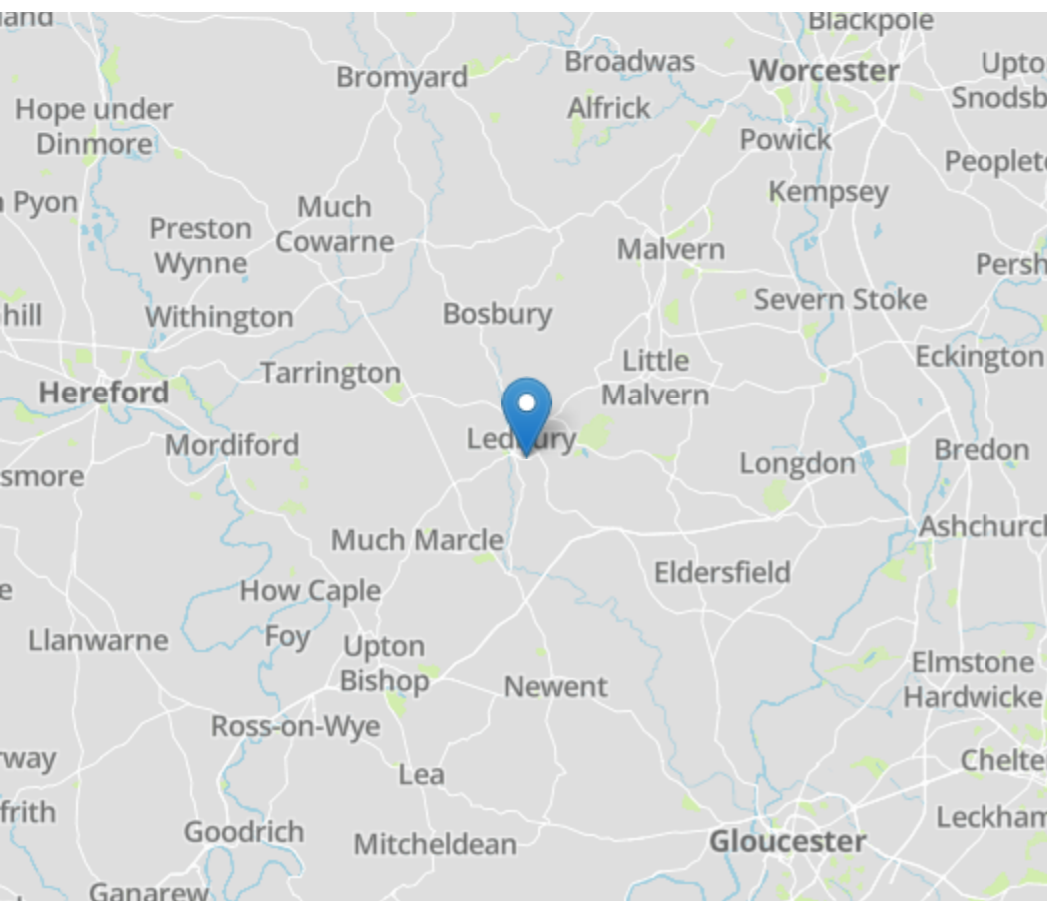




DIRECTIONS

From our office continue on the High Street, at the traffic lights continue onto The Southend, turn right in to Biddulph Way and follow the road until you reach the fifth turning on the left in to Shepherds Close. The property can be found at the end of the cul-de-sac as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax; Band D.

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		44	80

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.

11 Shepherds Close
Ledbury HR8 2XF

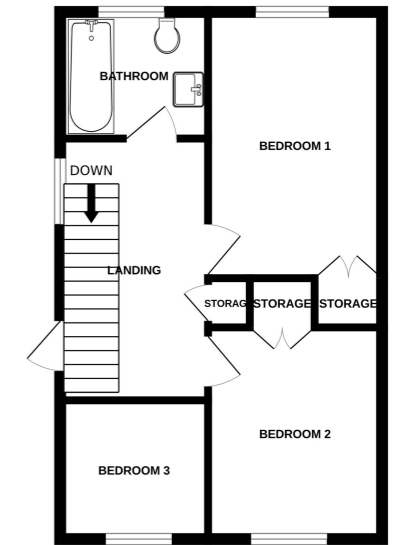
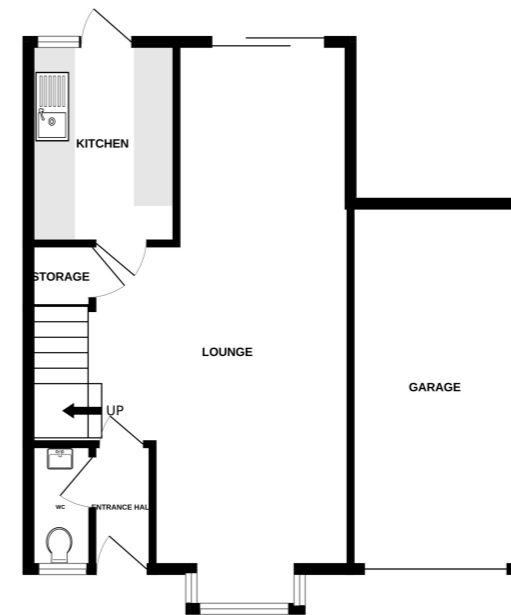
£295,000





GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.
Made with Metropix ©2024

Situation and Description

11 Shepherds Close is situated at the head of a cul-de-sac within the Deer Park development to the South of town, whilst remaining within walking distance of the town centre but also served by a local bus service.

The property has the benefit new UPvc double glazing throughout and offers scope for further updating.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with glass panelling and doors to;

Cloakroom

with low flush w.c, wash basin, window to front.

Lounge/Dining Area

16' 1" max x 28' 3" max (4.90m max x 8.61m max) with bay window to front, power points, stairs to first floor, door to under stairs storage cupboard, dining area with serving hatch, Upvc sliding doors opening onto the garden, door to kitchen.

Kitchen

7' 5" x 10' 0" (2.26m x 3.05m) with door and window to the rear, space for washing machine, cooker and fridge, under worktop cupboards and drawers, stainless steel sink with drainer, doors to serving hatch, power points, cupboard housing "Johnson and Starley" warm air central heating boiler.

First Floor

Bedroom One

8' 8" x 13' 3" (2.64m x 4.04m) with window to rear, double doors to storage cupboard, power points.

Bedroom Two

8' 8" x 10' 7" (2.64m x 3.23m) with window to front with views over Ledbury and beyond, double doors to storage cupboard, power points.

Bedroom Three

7' 5" x 6' 11" (2.26m x 2.11m) with window to front, power points.

Bathroom

With window to rear, bath with shower over, low flush w.c, pedestal sink.

Outside

Approach

The property is approached from Shepherds Close via a concrete path and front garden featuring established floral borders.

To the side of the house is a concrete driveway with parking space leading to:

Garage

8' 5" x 18' 3" (2.57m x 5.56m) with up and over door, window and personal door to rear leading in to the garden.

Garden

The rear garden can be accessed via a wooden side gate and comprises a paved patio leading to a lawned area featuring an apple tree and extensively stocked shrub and floral borders. The garden is enclosed on all sides.



At a glance...

- Lounge
16'1" max x 28'3" max (4.90m max x 8.61m max)
- Kitchen
7'5" x 10" (2.26m x 3.05m)
- Bedroom One
8'8" x 13'3" (2.64m x 4.04m)
- Bedroom Two
8'8" x 10'7" (2.64m x 3.23m)
- Bedroom Three
7'5" x 6'11" (2.26m x 2.11m)

And there's more...

- Living/Dining Area
- Three Bedrooms
- Bathroom
- Enclosed Established Garden
- Opportunity for Modernisation
- Off Road Parking
- Single Garage
- Set in Quiet Cul-De-Sac

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.