

49 Queens Court
Ledbury HR8 2AL

£189,950



- Set within walking distance of Ledbury town centre.
- A well maintained bungalow.
- Two Bedrooms.
- Enclosed Garden.
- Garage.

49 Queens Court

Situation and Description

Queens Court is a popular small development of "Patio" style bungalows situated within easy walking distance of Ledbury town centre. Number 49 offers well maintained accommodation throughout to include lounge/dining room, kitchen, two bedrooms, bathroom, private enclosed garden, garage.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with glazed door, power points, loft hatch to roof space, doors to:

Lounge/Dining Room

14' 4" x 17' 4" (4.36m x 5.28m) with window and sliding patio door to rear opening onto the garden, feature wood burning stove, phone/broadband point telephone point, new wall mounted electric heater, power points, opening to:

Kitchen

7' 0" x 6' 7" (2.13m x 2.01m) with window to front, range of laminate worktops with cupboards and drawers under, tiled splashbacks, inset stainless steel sink with drainer, plumbing for dishwasher. Washing machine and Electric Cooker both included, eye level wall cupboards, power points, space for Fridge/Freezer.

Bathroom

with window to front, shower cubicle, vanity unit with inset wash basin and drawers under, low flush w.c., tiled splashbacks, extractor fan.

Bedroom One

14' x 8' 3" (4.26m x 2.51m) with window to rear, wall mounted electric heater, t.v. point, power points.

Bedroom Two

7' 2" x 11' 5" (2.18m x 3.47m) with window to rear, wall mounted electric heater, power points.

Outside

Approach

The property is approached from Queens Court over a paved area with steps down to the property.

Residents are entitled to a parking permit obtained from Herefordshire Council

Garden

To the rear is a Patio style garden enclosed on all sides with wooden gate and Garden Shed.

Garage

located in a nearby block with up and over door.

GENERAL INFORMATION

Tenure

Freehold.

Services

Mains electricity and water 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.

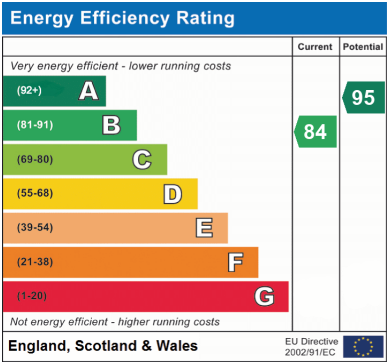
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



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.