

40 Churchill Meadow
Ledbury HR8 2DG

£850 pcm



- Two Double Bedrooms.
- Lounge/Dining Room.
- Garage and Parking.
- Enclosed Garden.

Inside

Porch

with tiled flooring, door to:

Entrance Hall

with radiator, power points door to Storage Cupboards. Doors to;

'L Shaped' Lounge/Dining Room

18' 9" max x 14' 4" max (5.71m max x 4.36m max) with window and sliding patio doors to rear overlooking the garden, two radiators, power points, T.V point, door to:

Kitchen

9' 8" x 6' 9" (2.94m x 2.05m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with oven under and extractor hood over, eye level wall cupboards, space for washing machine and fridge/freezer, tiled splashbacks, power points.

Bedroom One

14' 2" x 11' 4" (4.31m x 3.45m) with windows to both sides, radiator, power points, double doors to built-in wardrobe.

Bedroom Two

10' 5" x 8' 10" (3.17m x 2.69m) with window to side, radiator, power points, door to built-in wardrobe.

Bathroom

with window to front, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

Outside

Garden

The property is approached from Churchill Meadow via a path with adjacent gravelled area. To the side of the property is a Single Garage with up and over door.

The rear garden can be accessed via a wooden side gate and comprises a patio with adjacent lawn, with shrub and floral borders. The garden is enclosed on all sides.

GENERAL INFORMATION

Tenure

Services

Services: All mains services are connected.

Council Tax: Band C

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.

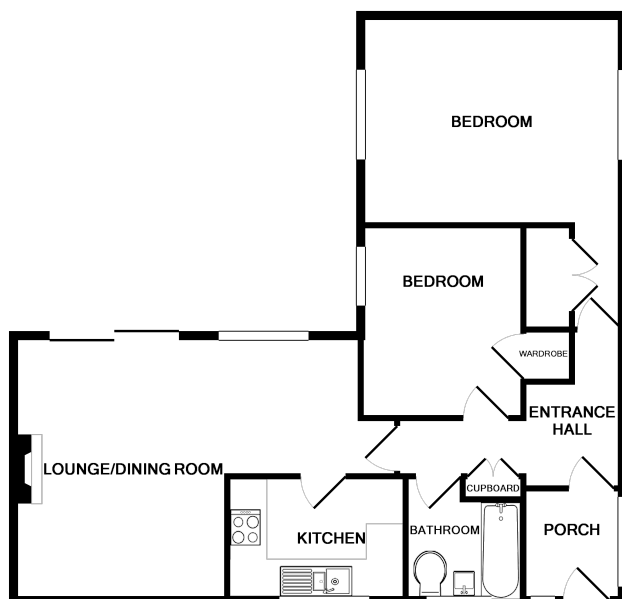
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)
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