



## DIRECTIONS

From our office proceed along The Homend and onto the Hereford Road. At the roundabout take the second exit onto Leadon Way (By-Pass) and at the next roundabout take the first exit into New Mills Way. Take the first left turn into Prince Rupert Road and after approximately 100 yards turn right into Hopton Close.



## 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](http://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			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.

5 Hopton Close  
Ledbury HR8 2FD

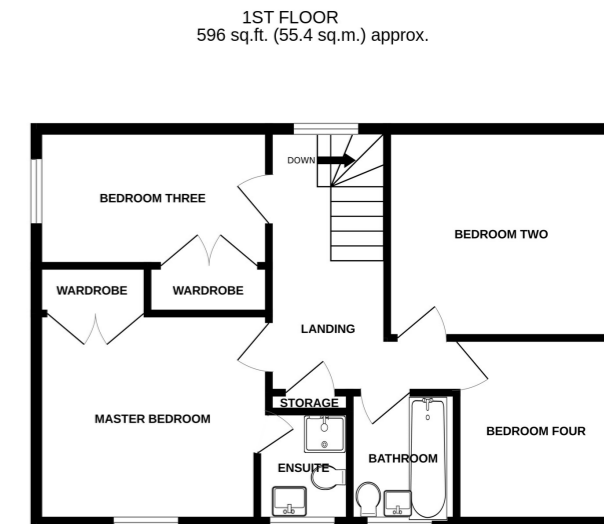
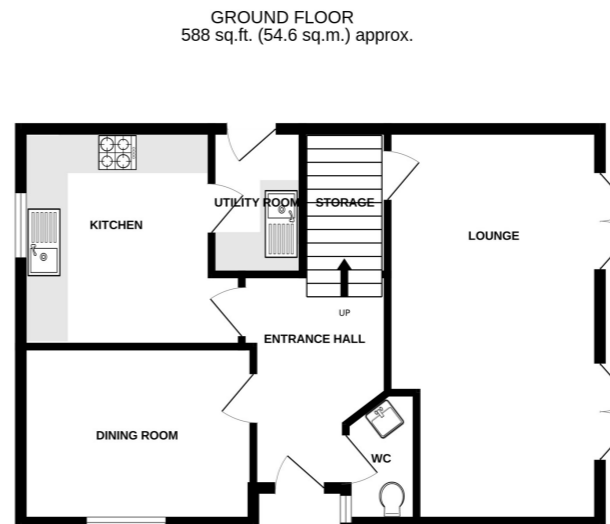
£1,400 pcm



- Recently Updated Detached House.
- Two Reception Rooms.
- Four Double Bedrooms.
- Enclosed garden
- Double Garage and Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.  
Made with Metropix ©2023

## 5 Hopton Close

### Situation and Description

The property is situated in a popular residential location within walking distance of Ledbury town centre. The house has been completely updated throughout and the accommodation comprises two reception rooms, four double bedrooms, two bathrooms, enclosed garden, double garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator and stairs to first floor. Doors to:

#### Cloakroom

with vanity unit with inset wash basin, low flush w.c., radiator.

#### Dining Room

12'0" x 8'7" (3.66m x 2.62m) with window to front, radiator, power points, telephone point.

#### Kitchen

11'0" x 9'6" (3.35m x 2.9m) with window to rear and side, range of laminate worktops with cupboards and drawers under, inset sink 1 1/2 bowl sink with drainer, built in hob with

oven under and extractor hood over, integrated fridge freezer, eye level wall cupboards, tiled splash backs, tiled flooring. Door to:

#### Utility Room

with door to rear opening onto the garden, range laminate worktops with inset stainless steel sink, space for washing machine, wall mounted Glow Worm gas boiler, door to Understairs Storage Cupboard.

#### Lounge

20'2" x 10'11" (6.15m x 3.33m) with two French doors opening onto the garden, Adam style fireplace with wooden surround, radiators, power points, telephone point, T.V point.

### First Floor

#### Landing

with radiator, window to rear, access to loft space, doors to:

#### Master Bedroom

11'2" x 10'8" (3.40m x 3.25m) With window to front, double doors to built-in wardrobe, radiator, power points and door to:

#### Ensuite

With window to front, low flush w.c, wash

basin, shower cubicle, electric shaving point, extractor fan.

#### Bedroom Two

11'4" x 10'8" (3.45m x 3.25m) With window to side, power points, radiator.

#### Bedroom 3

11'2" x 7'3" (3.40 x 2.21m) With window to side, power points, radiator.

#### Bedroom Four

9'3" x 8'1" (2.82m x 2.46m) With window to side, radiator, power points, double doors to storage cupboard.

#### Family Bathroom

window to front, low flush w.c, wash basin, panelled bath with shower over, tiled splasbacks, radiator.

### Outside

#### Approach

The property is approached from Hopton Close via a tarmacadam pathway. The double garage is situated at the rear of the property and accessed through wooden double gates over a tarmacadam driveway with parking for several cars.

#### Double Garage

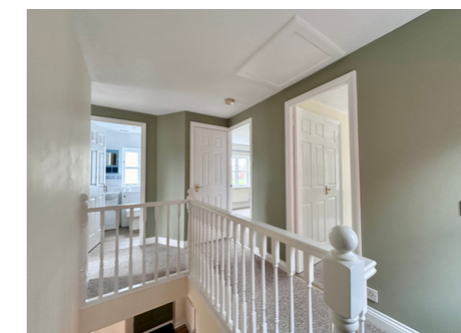
Double garage with up and over doors,

tarmacadam parking area in front with double wooden gates. Access gate from this area in to the garden.

### Garden

The side garden which is accessed via either the French doors from the lounge or wooden rear access gate from the property's parking area comprises a slabbed area, adjacent lawn with well stocked shrub and floral borders.

To the rear of the property is further garden area with established shrubs and gravelled area. The garden is enclosed on all sides.



### At a glance...

- Reception Room  
12' x 8'7 (3.66 x 2.62)
- Kitchen  
11' x 9'6 (3.35 x 2.9)
- Lounge  
20'2 x 10'11 (6.15 x 3.33)
- Master Bedroom  
11'2 x 10'8 (3.40 x 3.25)
- Bedroom Two  
11'4 x 10'8 (3.45 x 3.25)
- Bedroom Three  
11'2 x 7'3 (3.4 x 2.21)
- Bedroom Four  
9'3 x 8'1 (2.82 x 2.46)

### And there's more...

- Four Double Bedrooms
- Two Reception Rooms.
- Two Bathrooms
- Enclosed Garden
- Double Garage
- Ample Off Road Parking

### 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.