Stooke Hill and Walshe .co.uk

5 Childer Road
Ledbury HR8 2FW

£190,000

• Set in a popular residential location. • A two bedroom semi-detached house. • Conservatory. • Enclosed Garden. • Off Road Parking. • No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177

5 Childer Road

Situation and Description

The property is situated in a popular location within walking distance of Ledbury town and offers kitchen/dining room, lounge, conservatory, two double bedrooms, enclosed garden and off road parking.

No Onward Chain

Ground Floor

Entrance Hall

With window to side, radiator, tiled flooring, telephone point, power point, door to storage cupboard. Doors leading to:

Cloakroom

With window to side, tiled splashbacks, wash hand basin, radiator, tiled flooring, low flush w.c.

Kitchen/Dining Room

12' 6" x 10' 2" (3.81m x 3.10m) With window to front, range of laminate worktops with cupboards and drawers under, space and plumbing for washing
machine and dishwasher, four ring gas hob with extractor hood over, electric oven below, inset stainless steel sink with drainer, splashbacks, wall mounted 'Worcester' boiler, eye level wall cupboards, spotlights to ceiling, tiled flooring, power points.

Lounge

12' 6" x 12' 10" (3.81m x 3.91m) radiator, power points, television point. French doors leading to:

Conservatory

11' 3" x 9' 5" (3.43m x 2.87m) with double doors to garden, radiator, power points, tiled flooring.

First Floor

Landing

with hatch to roof space, power points, doors to:

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m) with window to front, power points, telephone point, radiator, T.V point, door to Storage Cupboard with radiator and shelving.

Bedroom Two

12' 6" x 8' 7" (3.81m x 2.62m) with window to rear. radiator, power points.

Bathroom

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

Outside

Garden

The property is approached from Childer Road with a path leading to the front door, to the front of the property is a lawned area. A short distance from the property is a block paved parking with space for 2 cars.

The rear garden can be accessed via a wooden side gate with a raised decked seating area with step down to a lawn having shrub and floral borders. The garden is enclosed on all sides and offers security for both pets and children.

GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services 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

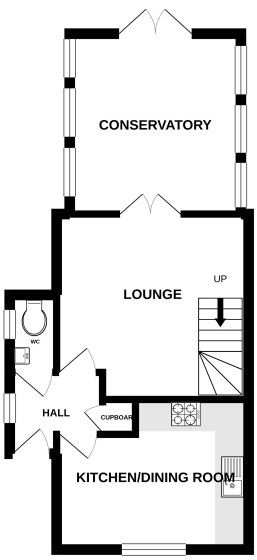
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

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.

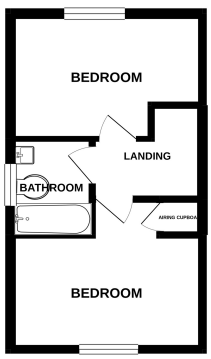
Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm
SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



1ST FLOOR



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