

2 High View Row
Homend Crescent Ledbury HR8 1AL

£950 pcm



- Modern House.
- Three Bedrooms.
- Two Bathrooms.
- Easily Maintained Garden.
- Off Road Parking.

Ground Floor

Entrance Hall

with radiator, power points, doors to:

Cloakroom

with window to front, low flush w.c., pedestal wash basin, radiator, tiled splashbacks.

Kitchen

10' 7" x 7' 11" (3.22m x 2.41m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring electric hob with oven under and stainless steel extractor hood over, integrated fridge/freezer, dishwasher and washer/drier, eye level wall cupboards, tiled splashbacks, power points, radiator.

Lounge/Dining Room

19' 7" max x 15' 2" (5.96m max x 4.62m) with two windows and double doors to rear, radiator, power points, T.V point.

First Floor

Landing

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

Master Bedroom

15' 2" max x 13' 3" (4.62m max x 4.03m) with two windows and double doors to rear leading to a Juliet Balcony, radiator, power points, T.V point, door to:

En-Suite

with shower cubicle, low flush w.c., wash basin with vanity unit, tiled splashbacks, radiator, extractor fan.

Bedroom Two

10' 8" x 7' 11" (3.25m x 2.41m) with window to front, radiator, power points, T.V point.

Bedroom Three

9' 8" x 6' 10" (2.94m x 2.08m) with window to front, radiator, power points, door to Airing Cupboard housing the central heating boiler.

Bathroom

with panelled bath with shower over, low flush w.c., vanity unit with inset wash basin, tiled splashbacks, radiator, shaver point, extractor fan.

Outside

Garden

The property is approached from Homed Crescent via a gravelled parking area with allocated parking spaces for Number 2.

The rear garden can be accessed via a wooden gate and comprises a patio with adjacent gravelled area. The garden is fenced on all sides.

GENERAL INFORMATION

Tenure Services

All mains services are connected.

Outgoings 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.

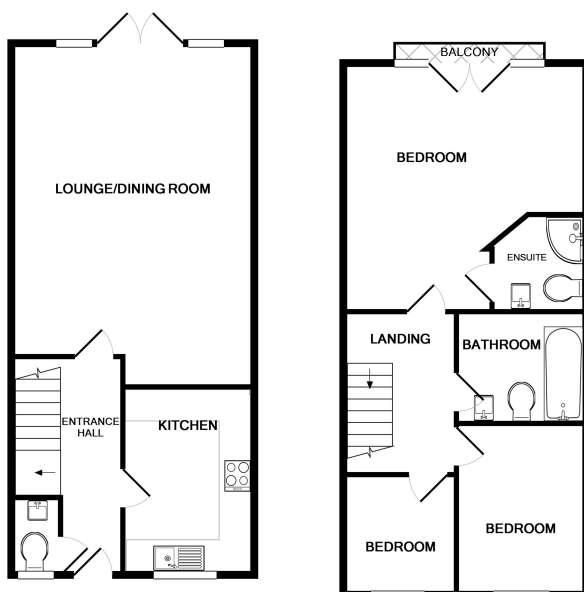
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



GROUND FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)
Made with Metropix ©2011

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.