



DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road where the property can be found on the left hand side.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(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.

35 Lower Road
Lower Road Ledbury HR8 2DH

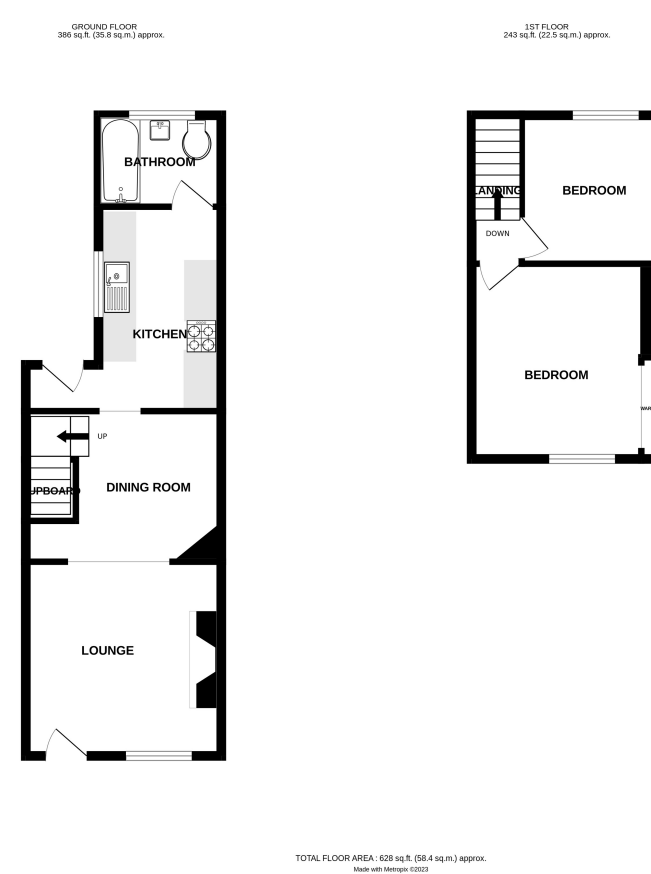
£230,000



- Set within walking distance of Ledbury town centre.
- An older style terraced house
- Two Reception Rooms.
- Two Bedrooms.
- Off Road Parking.
- South Facing Garden.
- Well Presented.

Hereford 01432 343477

Ledbury 01531 631177



35 Lower Road

Situation and Description

35 Lower Road is situated within easy walking distance of Ledbury town centre. The property is an older style mid-terraced house offering two reception rooms, two bedrooms, garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Lounge

11' 11" x 11' 11" (3.63m x 3.63m) with window to front, feature brick fireplace with slate hearth and inset wood burning stove, radiator, power points, T.V point, solid Oak flooring.

Dining Room

11' 11" x 9' 2" (3.63m x 2.79m) Oak flooring, radiator, power points, door to Understairs Cupboard, Decorative Fire Surround, opening to:

Kitchen

12' 6" x 11' 5" (3.81m x 3.48m) with window to side, range of laminate worktops with cupboards and drawers under, inset sink with drainer, gas hob, electric cooker, space for washing machine and fridge/freezer, eye level wall cupboards, wall mounted central heating boiler, tiled splashbacks, radiator, power points, ceramic tiled floor, door to rear to the garden. Door to:

Bathroom

with window to rear, panelled bath with mixer shower over, low flush

w.c., pedestal wash basin, tiled splashbacks, ladder style radiator.

First Floor

Landing

with hatch to roof space, doors to:

Bedroom One

11' 10" x 10' 4" with space for clothes hanging, window to front, radiator, power points.

Bedroom Two

9' 2" x 8' 9" (2.79m x 2.67m) with window to rear overlooking the garden, radiator, power points.

Outside

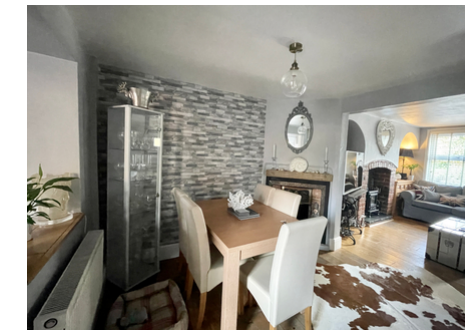
Approach

The property is approached from Lower Road via a block paved driveway.

Garden

The rear garden can be accessed

via a shared walkway and comprises a gravelled area with gate leading to a good size lawn with shrub and floral borders. A pathway leads to a paved seating area, vegetable plot and large Garden Shed with lighting.



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.

At a glance...

- Lounge
11'11" x 11'11" (3.63m x 3.63m)
- Dining Room
11'11" x 9'2" (3.63m x 2.79m)
- Kitchen
12'6" x 11'5" (3.81m x 3.48m)
- Bedroom One
11'10" x 10'4" (3.61m x 3.15m)
- Bedroom Two
9'2" x 8'9" (2.79m x 2.67m)

And there's more...

- Older Style House.
- Two Reception Rooms.
- Two Bedrooms.
- Garden.
- Off Road Parking.