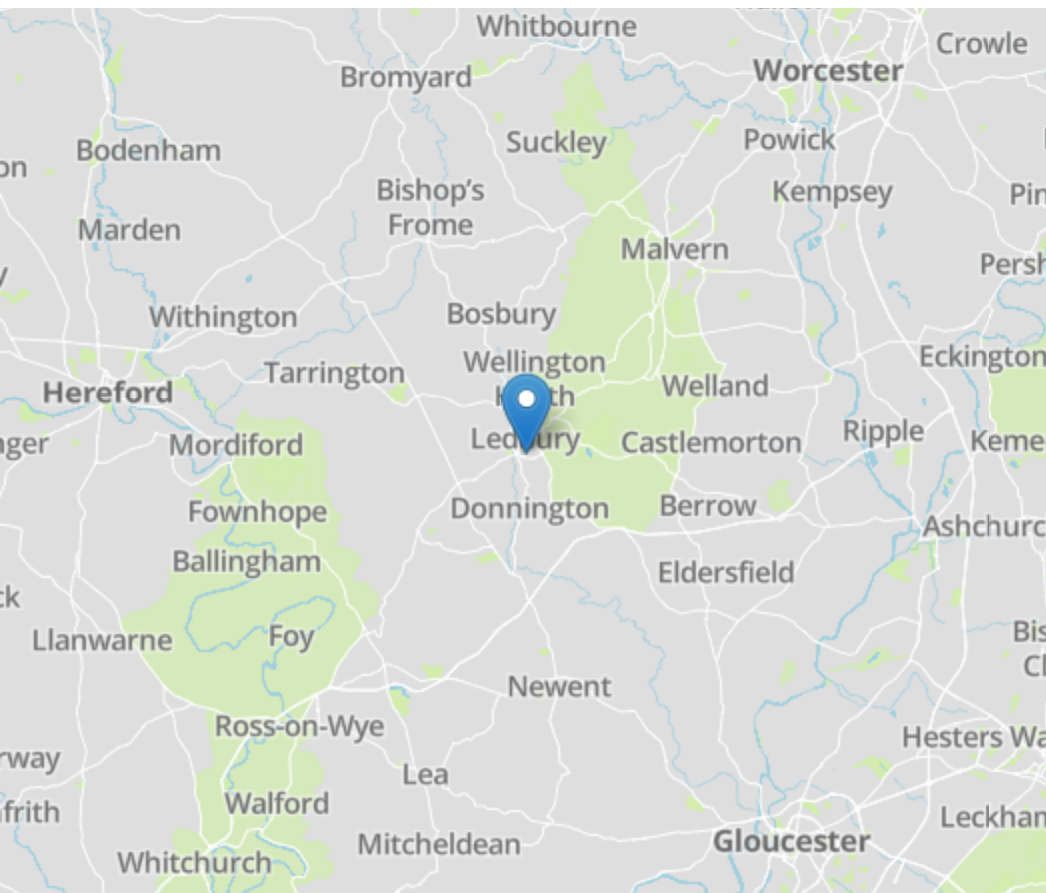




## DIRECTIONS

From the turning onto Deer Park into Biddulph Way, follow this road all along to the end and turn left into Martins Way, after 50 yards turn left into the car park, then left again where number 10 can be found on the right hand side. WHAT THREE WORDS ///scored.olive.above



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### 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

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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

10 Katherine's Walk  
Ledbury HR8 2XN

£199,950

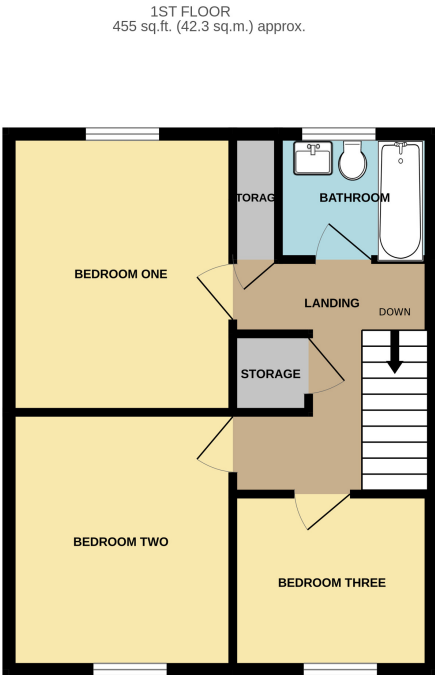


- Set in an established residential location.
- Mid-Terraced House.
- Three Bedrooms.
- Two Reception Rooms.
- Off Road Parking.
- Garden.

Hereford 01432 343477

Ledbury 01531 631177





TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.  
Made with Metropix ©2025

## 10 Katherines Walk

### Situation and Description

Katherines Walk is situated within the established Deer Park estate on the south side of Ledbury town. The property is a mid-terrace house offering two reception rooms, three bedrooms, off road parking and garden.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, stairs to first floor, doors to:

#### Cloakroom

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

#### Lounge

13' 0" x 12' 0" (3.96m x 3.66m) with window to front, radiator, power points, T.V point, door to Storage Cupboard (currently fitted with a shower cubicle), door to:

#### Study/Bedroom Four

9' 5" x 12' 0" (2.87m x 3.66m) with window to rear, radiator, power points.

#### Kitchen

9' 7" x 8' 9" (2.92m x 2.67m) with window and door to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, four ring gas hob with oven under, space for washing machine and fridge, tiled splashbacks, power points.

### First Floor

#### Landing

with hatch to roof space, door to Large Storage Cupboard and door to Airing Cupboard housing the wall mounted Worcester central heating boiler. Doors to:

#### Bedroom One

10' 0" x 12' 4" (3.05m x 3.76m) with window to rear, radiator, power points.

#### Bedroom Two

10' 0" x 11' 10" (3.05m x 3.61m) with window to front, radiator, power points.

#### Bedroom Three

9' 3" x 7' 10" (2.82m x 2.39m) with window to front, radiator, power points.

#### Bathroom

with window to rear, panelled bath with shower over, low flush w.c,

pedestal wash basin, tiled splashbacks, radiator.

### Outside

#### Approach

The property is approached from Katherines Walk via a pathway with lawned foregarden and steps leading to the front door.

#### Garden

The rear can be accessed through double wooden gates giving off-road parking space, adjacent lawn and patio. The garden is enclosed on all sides.

### 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  
13' x 12' (3.96m x 3.66m)
- ✓ Study/Bedroom  
9'5 x 12' (2.87m x 3.66m)
- ✓ Kitchen  
9'7 x 8'9 (2.92m x 2.67m)
- ✓ Bedroom One  
10' x 12'4 (3.05m x 3.76m)
- ✓ Bedroom Two  
10' x 11'10 (3.05m x 3.61m)
- ✓ Bedroom Three  
9'3 x 7'10 (2.82m x 2.39m)

### And there's more...

- ✓ Mid-Terraced House.
- ✓ Two Reception Rooms.
- ✓ Three Bedrooms.
- ✓ Garden.
- ✓ Parking.
- ✓ No Onward Chain.