



**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

77 Albert Road  
Ledbury HR8 2DN

**£450,000**

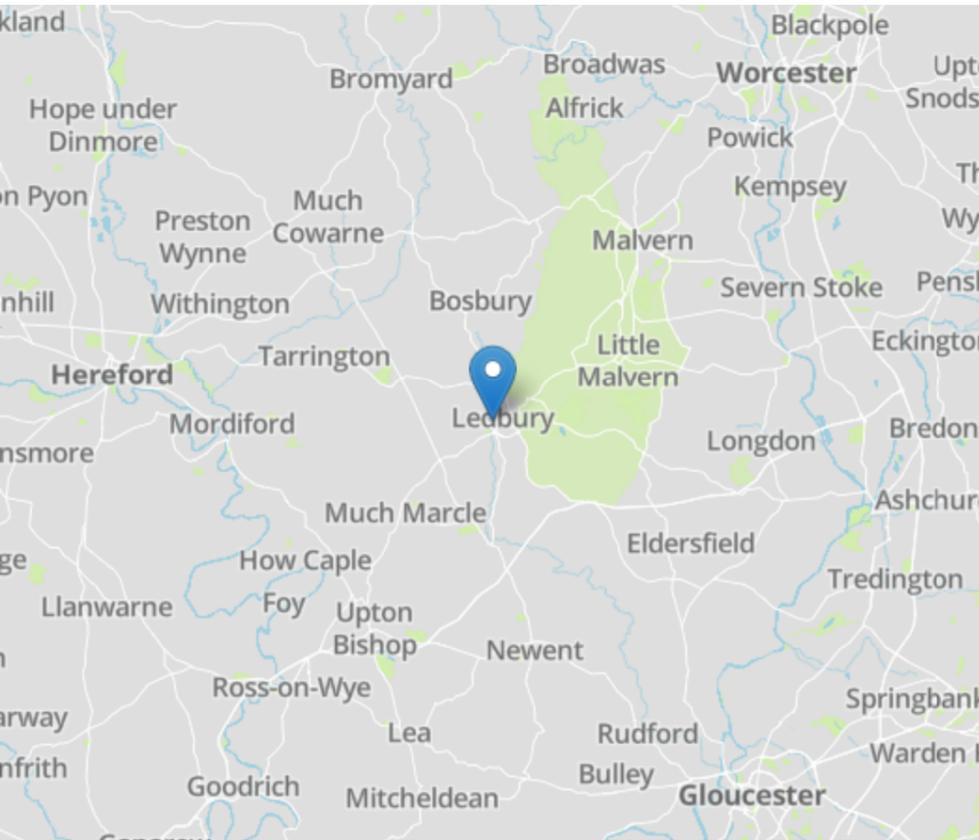


**DIRECTIONS**

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, turn left into Little Marcle Road, take the first left into Albert Road where the bungalow can be found immediately on the left hand side.

**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 to 100) <b>A</b>		
(81 to 91) <b>B</b>		82
(69 to 80) <b>C</b>	71	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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.



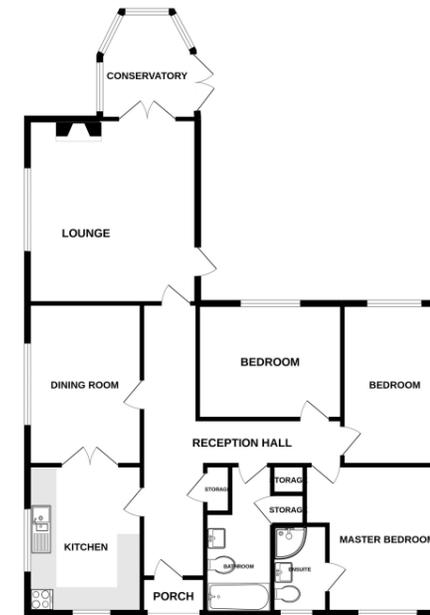
- An immaculately presented and spacious detached bungalow.
- Two Reception Rooms.
- Set within walking distance of Ledbury Town Centre.
- Three Double Bedrooms.
- Two Bathrooms.
- Conservatory.
- Wrap Around Well Stocked Garden.
- Off Road Parking For Numerous Cars.

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 sq.m.) approx.  
Made with Herraipix 02022

## 77 Albert Road

### Situation and Description

77 Albert Road is situated within walking distance of Ledbury town centre. The bungalow offers spacious and immaculately presented accommodation throughout to include two reception rooms, three double bedrooms, two bathrooms, well stocked wrap around garden and parking for several cars.

In more detail the accommodation comprises:

### Inside

#### Reception Hall

with hatch to roof space, radiator, power points, wall lights, doors to Storage Cupboard and Coat Cupboard. Door to:

#### Kitchen

12' 11" x 10' 0" (3.94m x 3.05m) with window to front and side, range of laminate worktops with cupboards and drawers under inset sink with drainer, built-in four ring Bosch electric hob with Bosch oven under, space for washing machine and fridge/freezer, integrated

dishwasher, eye level Bosch single oven, eye level wall cupboard, boiler cupboard housing the Potterton central heating boiler, tiled splashbacks, power points. glazed double doors to:

#### Dining Room

14' 1" x 10' 1" (4.29m x 3.07m) with window to side, radiator, power points, door to Reception Hall.

#### Lounge

14' 11" x 16' 1" (4.55m x 4.90m) with window and door to side, feature Adam style fireplace with wooden mantle and inset Living Flame electric fire (gas point available), radiator, power points, T.V point, wall lights. Double doors to:

#### Conservatory

9' 6" x 8' 7" (2.90m x 2.62m) with double doors to side opening onto the garden.

#### Bathroom

with window to front, panelled bath with shower attachment over, vanity unit with inset wash basin and cupboards under, low flush w.c., tiled splashbacks, extractor fan, door to Airing Cupboard.

#### Master Bedroom

13' 2" x 10' 6" (4.01m x 3.20m) with window to front, radiator, power points, wall light, door to:

#### En-Suite

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

#### Bedroom Two

13' 11" x 9' 1" (4.24m x 2.77m) with window to rear, radiator, power points., wall lights.

#### Bedroom Three

12' 8" x 10' 0" (3.86m x 3.05m) with window to rear, radiator, power points, T.V point, wall light.

### Outside

#### Garden

The property is approached from Albert Road via a wooden five bar gate leading to a block paved driveway with parking for several cars, leading to a large Wooden workshop/Shed, behind is a useful bin store area.

The rear garden forms a delightful feature of the property which wraps around the bungalow and comprises a lawn with gravelled pathway leading to a seating area, well stocked shrub and floral borders, Garden Shed. the garden is bound on all sides by mature hedging and offers considerable privacy.



### 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...

- Kitchen  
12'11 x 10' (3.94m x 3.05m)
- Dining Room  
14'1 x 10'1 (4.29m x 3.07m)
- Lounge  
14'11 x 16'1 (4.55m x 4.90m)
- Conservatory  
9'6 x 8'7 (2.90m x 2.62m)
- Master Bedroom  
13'2 x 10'6 (4.01m x 3.20m)
- Bedroom Two  
13'11 x 9'1 (4.24m x 2.77m)
- Bedroom Three  
12'8 x 10' (3.86m x 3.05m)

### And there's more...

- Detached Bungalow.
- Immaculately Presented.
- Spacious Accommodation.
- Two Reception Rooms.
- Conservatory.
- Three Double Bedrooms.
- Two Bathroom.
- Wrap around Garden.
- Ample Off Road Parking.