

**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

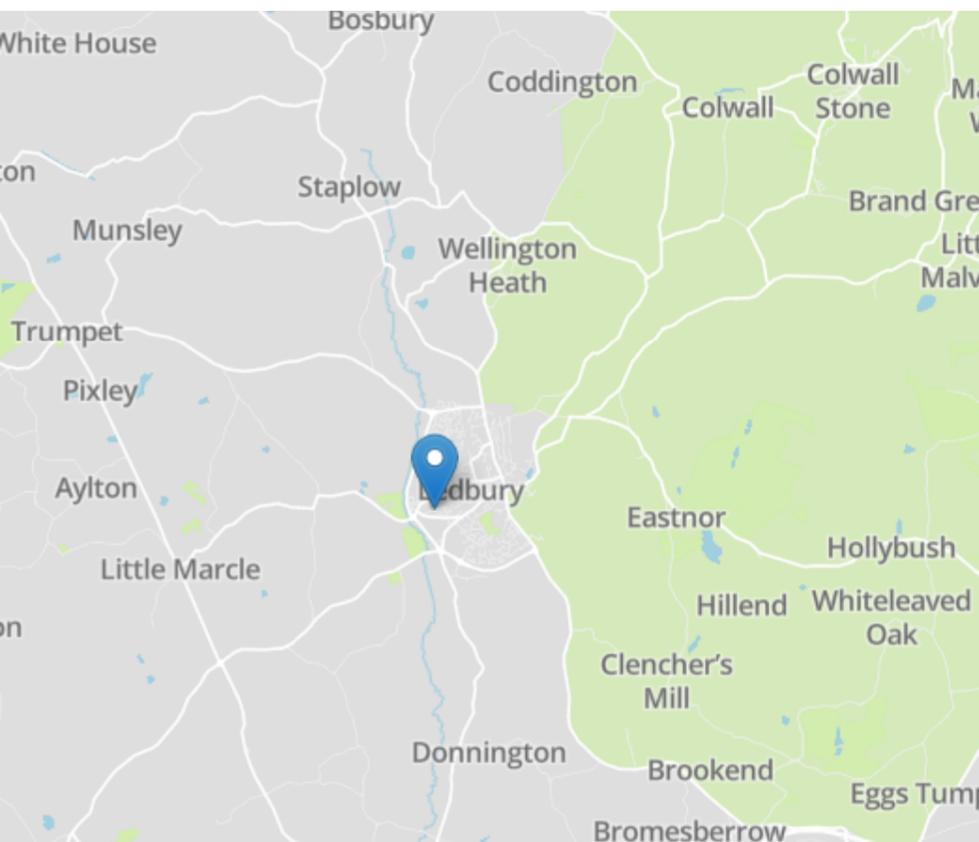
34 Albert Road  
Albert Road HR8 2DW

**£185,000**



**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 and the property can be found on the left hand side as indicated by the For Sale board.



**Energy Efficiency Rating**

Current	Potential
61	81

Very energy efficient - lower running costs

(82 to 100) **A**

(61 to 81) **B**

(69 to 80) **C**

(65 to 68) **D**

(39 to 64) **E**

(21 to 38) **F**

(1 to 20) **G**

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.



- Older Style Terraced House.
- Two Bedrooms.
- Kitchen/Dining Room.
- Delightful "Secret" Garden
- Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



## 34 Albert Road

### Situation and Description

34 Albert Road is situated in an established residential location within easy walking distance of Ledbury town centre and surrounding countryside. The property offers well presented character accommodation together with off road parking and a delightful "Secret" garden a short walk from the property.

In more detail the accommodation comprises:

### Ground Floor

#### Porch

with tiled flooring, door to:

#### Sitting Room

11' 10" x 9' 6" (3.61m x 2.90m)

with window to front having attractive wooden shutters, Living Flame electric fire with stone hearth, radiator, power points, T.V point. Door to:

#### Kitchen/Dining Room

14' 1" x 11' 2" (4.29m x 3.40m) with window and door to rear, skylight, range of laminate worktops with cupboards and drawers under, inset stainless steel sink, built-in electric hob with oven under, space for washing machine, dishwasher and fridge/freezer, eye level wall cupboards, tiled splashbacks, ceiling spot lights, power points, tiled flooring. Door to:

#### Bathroom

with window to side, corner panelled bath with shower over,

low flush w.c., pedestal wash basin, radiator, tiled splashbacks.

### First Floor

#### Landing

with doors to:

#### Bedroom

11' 10" x 10' 2" (3.61m x 3.10m) with window to front with attractive wooden shutters, hatch to roof space, wooden flooring, fitted wardrobes, radiator, power points.

#### Bedroom

8' 10" x 8' 6" (2.69m x 2.59m) with window to rear overlooking garden, radiator, power points.

### Outside

### Garden

To the rear of the property is a small courtyard area with wooden gate which gives access to a brick paved pathway leading to a good sized area of lawn which is well stocked with mature trees and shrubs, garden shed, gravelled sitting area and raised vegetable beds. The whole garden is fenced and provides a delightful well kept secret ideal for barbeques and summer living.

### 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...

- Sitting Room  
11'10" x 9'6" (3.61m x 2.90m)
- Kitchen/Dining Room  
14'1" x 11'2" (4.29m x 3.40m)
- Bedroom  
11'10" x 10'2" (3.61m x 3.10m)
- Bedroom  
8'10" x 8'6" (2.69m x 2.59m)

### And there's more...

- Charming Terraced House.
- Sitting Room.
- Kitchen/Dining Room.
- Two Bedrooms.
- Good Size Well Stocked Garden.
- Off Road Parking.