

3 Canal Walk
Ledbury HR8 2ED

£950 pcm



- 6 Month Lease Only.
- Set within walking distance of Ledbury town centre.
- Four Double Bedrooms.
- Two Bathrooms.
- Enclosed Garden.

3 Canal Walk

Situation and Description

3 Canal Walk is situated within easy walking distance of Ledbury town centre. The property offers spacious accommodation set over three floors, to include four double bedrooms, two bathrooms, enclosed garden and allocated parking spaces.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, telephone point, door to understairs storage cupboard. Doors to:

Cloakroom

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

Kitchen

8' 2" x 12' 6" (2.49m x 3.81m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for electric cooker, washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, power points, radiator, wall mounted central heating boiler.

Lounge/Dining Room

15' 7" x 13' 2" (4.75m x 4.01m) with window and double doors to rear opening onto the garden, radiator, power points, T.V point.

First Floor

Landing

with radiator, power points, doors to:

Master Bedroom

15' 7" x 10' 7" (4.75m x 3.23m) with window to rear, radiator, power points, door to:

En-Suite

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

Bedroom Four

8' 6" x 12' 0" (2.59m x 3.66m) with window to front, radiator, power points.

Bathroom

with window to front, panelled bath with shower attachment over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Second Floor

Landing

with doors to:

Bedroom Two

15' 7" max x 14' 7" max (4.75m max x 4.45m max) with window to rear, radiator, power points.

Bedroom Three

15' 7" x 12' 1" max (4.75m x 3.68m max) with window to front, radiator, power points, door to Storage Cupboard.

Outside

Approach

Canal Walk is approached from Little Marcle Road over a tarmac parking area with number 3 having two allocated parking spaces. A pathway leads to the front of the property where there is a gravelled foregarden and wooden garden store.

Garden

The garden comprises a patio with adjacent slated area with inset paved stepping stones, shrub and floral borders and Garden Shed. The garden is fenced on all sides and has a rear gate for access.

GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band D

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.

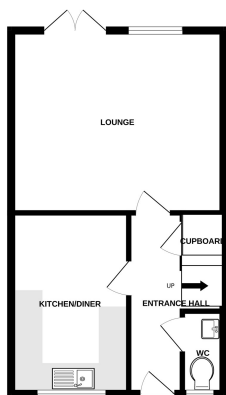
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

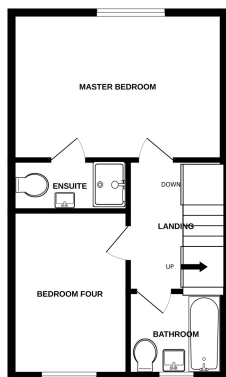
MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12.30 pm

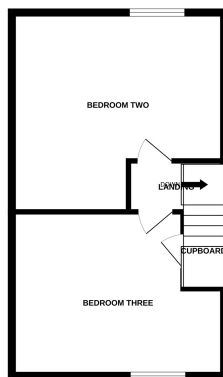
GROUND FLOOR
416 sq ft. (38.6 sq.m.) approx.



1ST FLOOR
416 sq ft. (38.6 sq.m.) approx.



2ND FLOOR
416 sq ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq ft. (115.9 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		77	87
England, Scotland & Wales			
EU Directive 2002/91/EC			

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