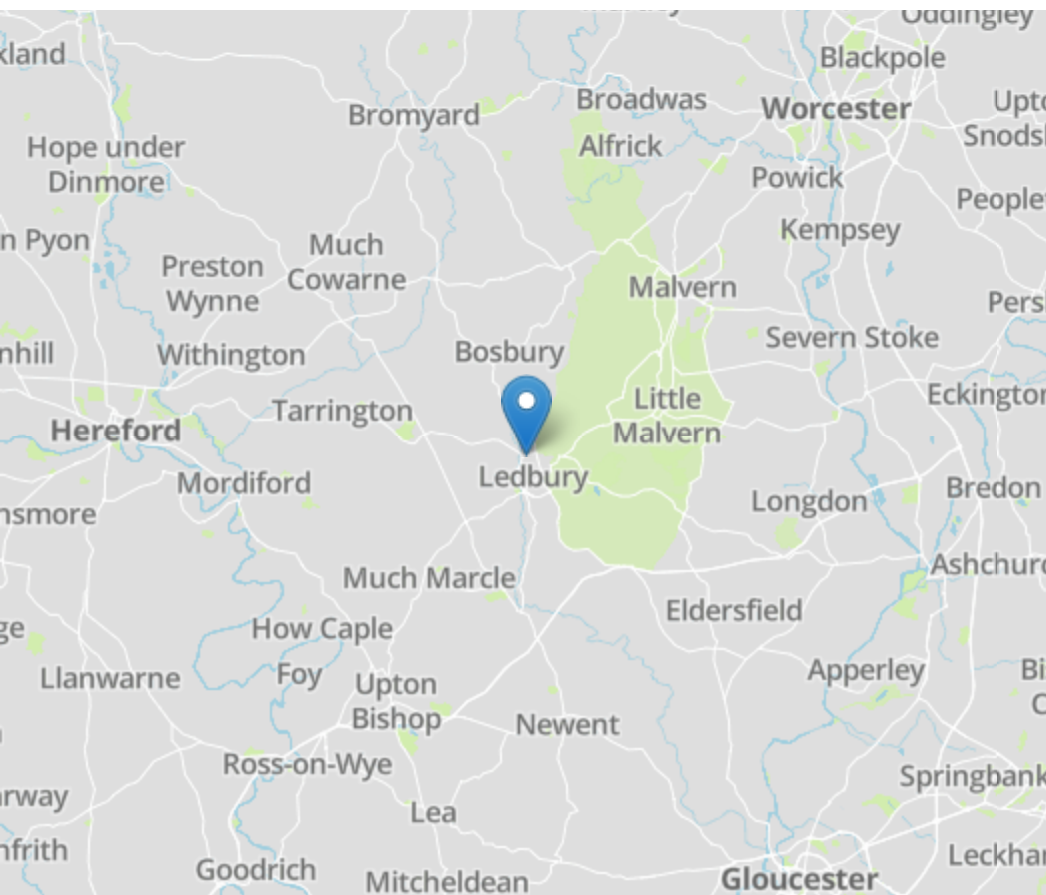




DIRECTIONS

From our office proceed on The Homend, continue onto the Hereford Road, at the roundabout take the first exit into New Mills Way, take the first left into Viking Way where the property can be found on the right hand side.



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

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		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.

8 Viking Way
Ledbury HR8 2DU

£269,950



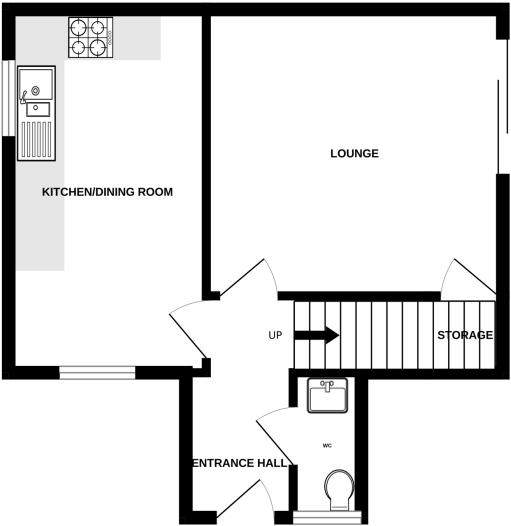
- Situated in a popular residential location within easy reach of Ledbury town.
- Attractive semi detached three bedroom house
- Private Enclosed Garden.
- Garage and Off Road Parking.

Hereford 01432 343477

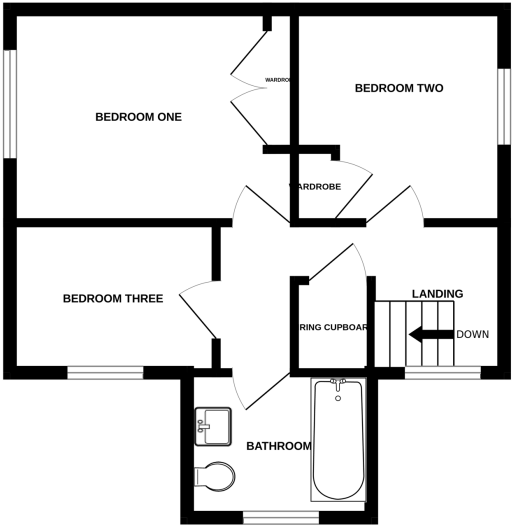
Ledbury 01531 631177



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.
Made with Metropix ©2023

8 Viking Way

Situation and Description

8 Viking Way is situated on the New Mills development within walking distance of Ledbury town centre and a short walk from the railway station.

The property offers lounge, kitchen/dining room, three bedrooms, bathroom, enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

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

Cloakroom

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

Lounge

12' 9" x 12' 3" (3.89m x 3.73m) with sliding patio door to side opening onto the garden, radiator, power points, T.V point, laminate flooring, door to Understairs Storage Cupboard.

Kitchen/Dining Room

8' 6" x 15' 8" (2.59m x 4.78m) with window to front and side, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in four ring gas hob with electric oven under and stainless steel extractor hood over, eye level wall cupboards including glass fronted display cupboards, space for washing machine, dishwasher and fridge/freezer, tiled splashbacks, power points, radiator.

First Floor

Landing

with window to front, radiator, power power points, hatch to roof space, door to Airing Cupboard housing the hot

water tank. Doors to:

Bedroom One

12' 2" x 9' 0" (3.71m x 2.74m) with window to side, radiator, power points, double doors to built-in wardrobe.

Bedroom Two

8' 4" x 9' 5" (2.54m x 2.87m) with window to side, radiator, power points, door to built-in wardrobe.

Bedroom Three

8' 9" x 6' 7" (2.67m x 2.01m) with window to front, radiator, power points.

Bathroom

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

Outside

Approach

The property is approached from Viking Way via path with adjacent slated foregarden.

Garage

with tarmacadam driveway, electric car charging point, up and over door, power and light connected, pedestrian door opening to the garden.

Garden

The garden can be accessed via a wooden side gate and comprises a patio with adjacent lawn, slated shrub and floral borders. The garden is enclosed on all sides by wall and fencing 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...

- ✔ Lounge
12'9 x 12'3 (3.89 x 3.73)
- ✔ Kitchen/Breakfast Room
15'8 x 8'6 (4.78 x 2.59)
- ✔ Bedroom One
12'2 x 9'1 (3.71 x 2.74)
- Bedroom Two
9'5 x 8'4 (2.87 x 2.54)
- Bedroom Three
8'9 x 6'7 (2.67 x 2.01)

And there's more...

- ✔ Semi-Detached House.
- ✔ Three Bedrooms.
- ✔ Private Enclosed Garden.
- ✔ Garage.
- ✔ Off Road Parking.