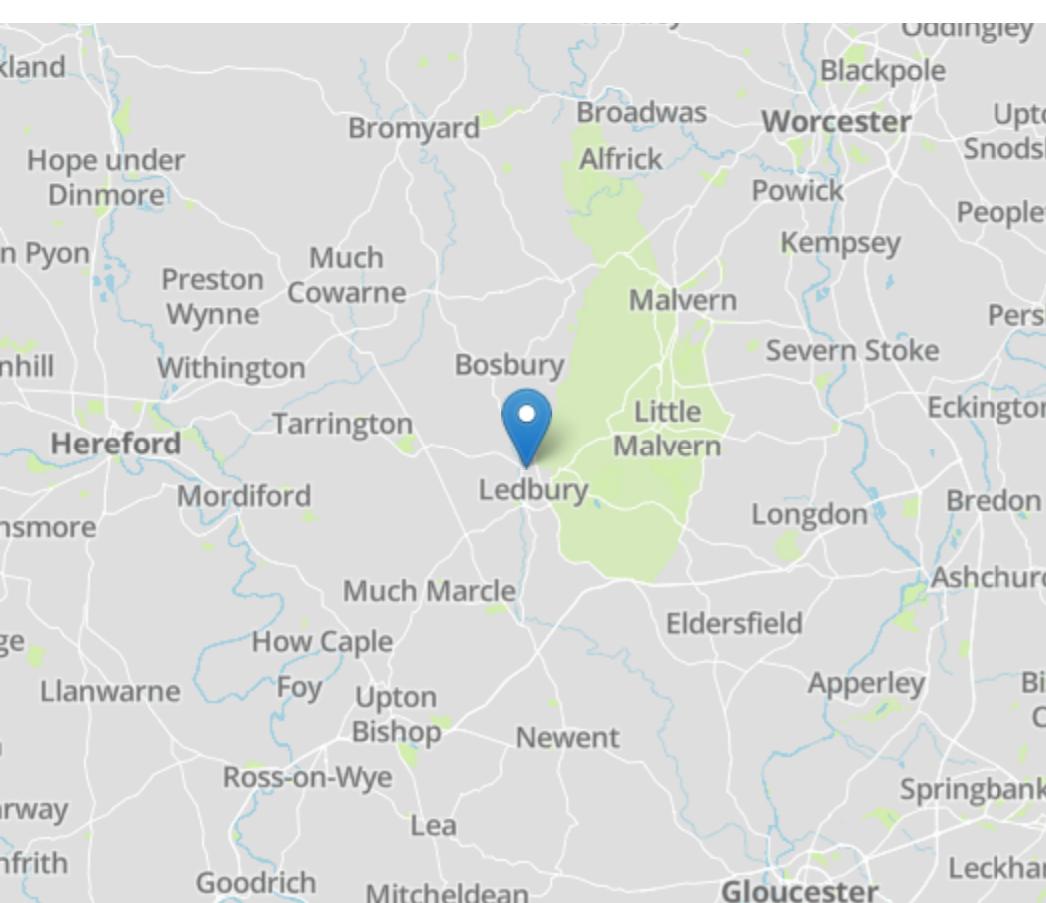




## DIRECTIONS

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](http://www.stookehillandwalshe.co.uk)

### Offers

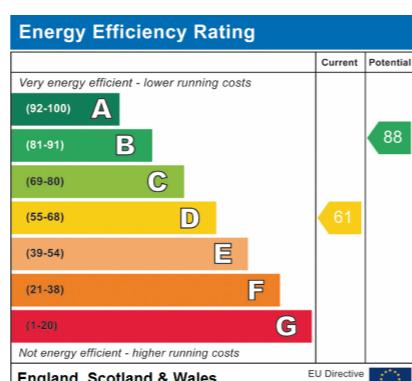
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

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



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 or 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**



## 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 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

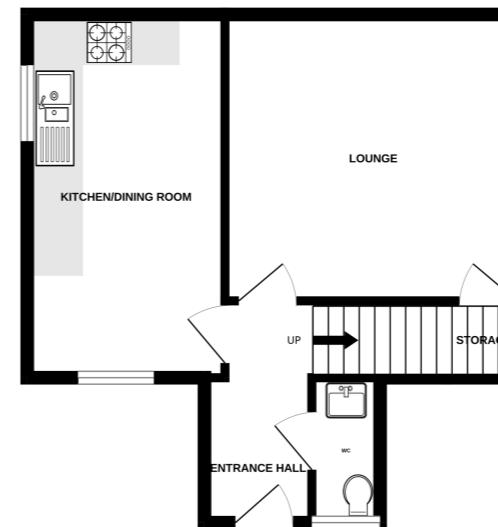
with window to front, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

#### Outside

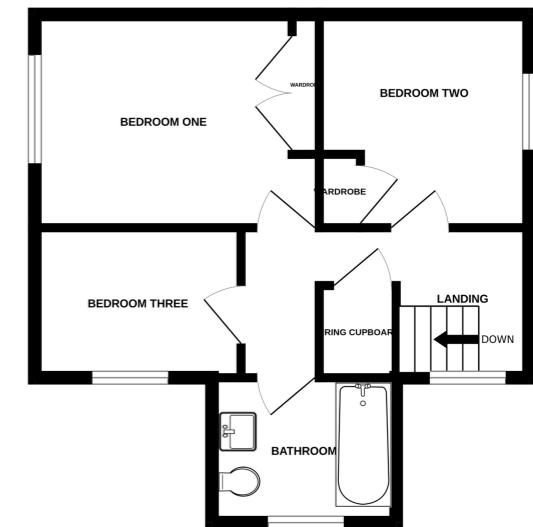
#### Approach

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

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

### 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.



### 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.