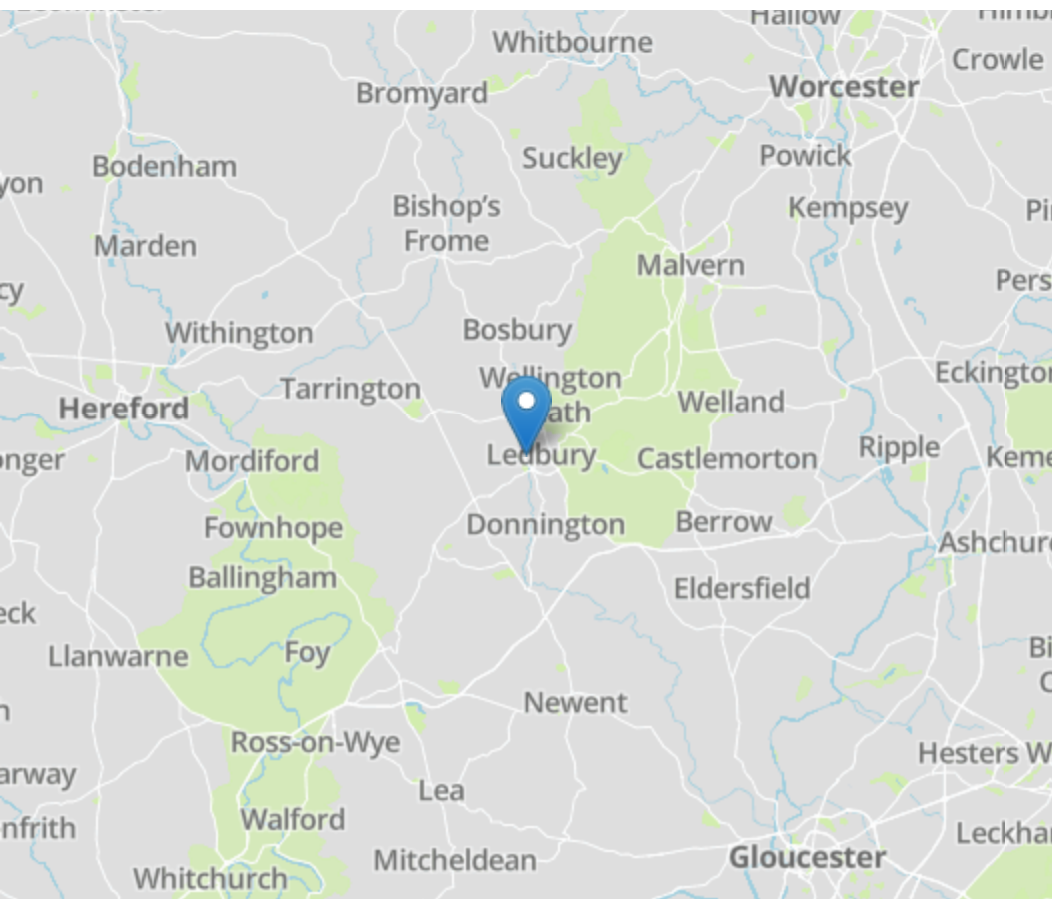




## DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street, then onto Lower Road, turn right into Childer Road at the T junction turn right and the property can be found in the right hand corner.



## 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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

27 Childer Road  
Ledbury HR8 2FW

£219,950

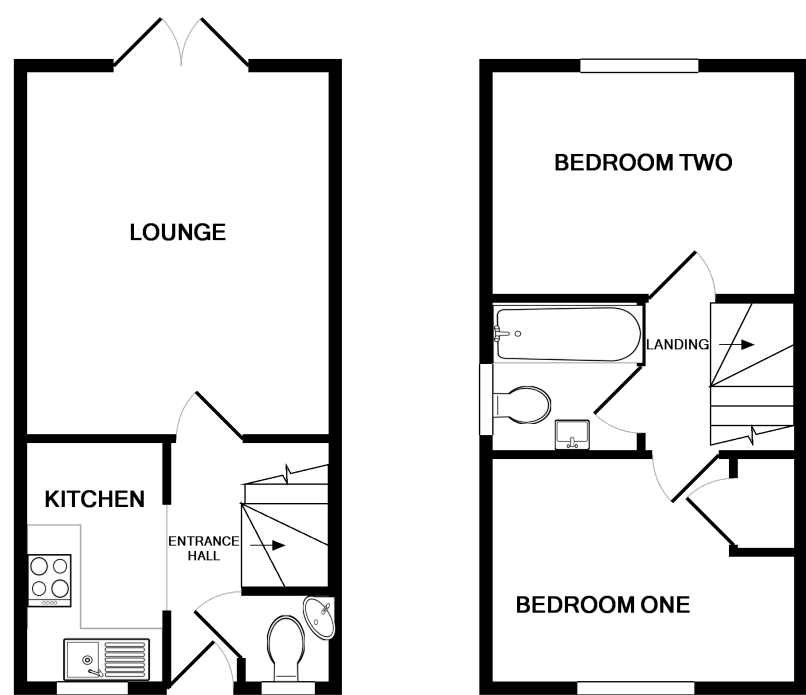


- Set in a cul-de-sac location.
- A well maintained semi-detached house.
- Two Double Bedrooms.
- Enclosed Garden.
- Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177





GROUND FLOOR  
APPROX. FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

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## 27 Childer Road

### Situation and Description

Childer Road is situated within easy walking distance of Ledbury town centre and number 27 is located at the top of the cul-de-sac with no passing traffic. The property offers well maintained accommodation throughout to include, kitchen, lounge, two bedrooms, bathroom, enclosed garden and off road parking and has the further benefit of gas central heating and double glazing.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, doors

to:

#### Cloakroom

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

#### Kitchen

9' 3" x 5' 5" (2.81m x 1.64m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in gas hob with oven under and extractor hood over, eye level wall cupboards space for washing machine and fridge/freezer, tiled splashbacks, wall mounted central heating boiler, power points.

#### Lounge

13' 9" x 11' 7" (4.19m x 3.53m) with double doors to rear, radiator, power points, T.V point.

### First Floor

#### Landing

with hatch to roof space doors to:

#### Bedroom One

11' 7" x 9' 1" (3.53m x 2.76m) with window to front, radiator, power points, door to Storage Cupboard.

#### Bedroom Two

11' 7" x 8' 7" (3.53m x 2.61m) with window to rear, radiator, power points, T.V point.

#### Bathroom

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

### Outside

#### Approach

The property is approached from Childer Road over a block paved

area leading to an allocated parking space with additional visitors space, small lawned foregarden and a further gravelled area with mature trees together with well stocked shrub and floral beds.

### Garden

The rear garden can be accessed paved pathway leads to side gate having garden shed, giving access to the rear garden with a decked patio area and lawn with well stocked shrub and floral beds. The garden is enclosed on all sides.

### 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  
9'3 x 5'5 (2.81m x 1.64m)
- ☒ Lounge  
13'9 x 11'7 (4.19m x 3.5m)
- ☒ Bedroom One  
11'7 x 9'1 (3.53m x 2.76m)
- ☒ Bedroom Two  
11'7 x 8'7 (3.53m x 2.61m)

### And there's more...

- ☒ Set in a cul-de-sac location.
- ☒ A well maintained semi-detached house.
- ☒ Two Double Bedrooms.
- ☒ Enclosed Garden.
- ☒ Off Road Parking.
- ☒ No Onward Chain.