

47 New Street  
Ledbury HR8 2EA

**£179,950**



- Set within walking distance of Ledbury town centre.
- A mid-terraced house.
- Two Bedrooms.
- In need of complete renovation throughout.
- Enclosed Garden.
- Double Garage/Workshop.
- No Onward Chain.

## 47 New Street

### Situation and Description

47 New Street is situated within easy walking distance of Ledbury town centre. The property offers two bedrooms, enclosed garden, double garage/workshop. The property requires complete renovation throughout.

In more detail the accommodation comprises:

### Ground Floor

#### Lounge

12' 8" x 14' 2" (3.86m x 4.32m) with window to front, power points, T.V point, stairs to first floor. Door to:

#### Kitchen

12' 8" x 6' 3" (3.86m x 1.91m) with window to rear, stainless steel sink with drainer, cupboards under, tiled splashbacks, power points. door to:

#### Hall

with door to Airing Cupboard with hot water cylinder. Doors to:

#### Bathroom

with window to rear and side, panelled bath, low flush w.c.,

pedestal wash basin, tiled splashbacks.

### Lean-To

with windows to side and rear, door to side opening onto the garden.

### First Floor

#### Bedroom One

11' 0" x 14' 0" (3.35m x 4.27m) with window to front, power points, door to Storage Cupboard.

#### Bedroom Two

12' 8" x 6' 4" (3.86m x 1.93m) with window to rear overlooking the garden, power points.

### Outside

### Approach and Garden

The property is approached from New Street.

The rear garden comprises a small patio with steps leading to a raised lawn with well stocked shrub and floral borders. At the rear of the garden is a Double Garage.

### Double Garage

20' 11" x 16' 10" (6.38m x 5.13m) with up and over door, power and light connected.

## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains service are connected.

### Outgoings

Council Tax: Band A

### 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.

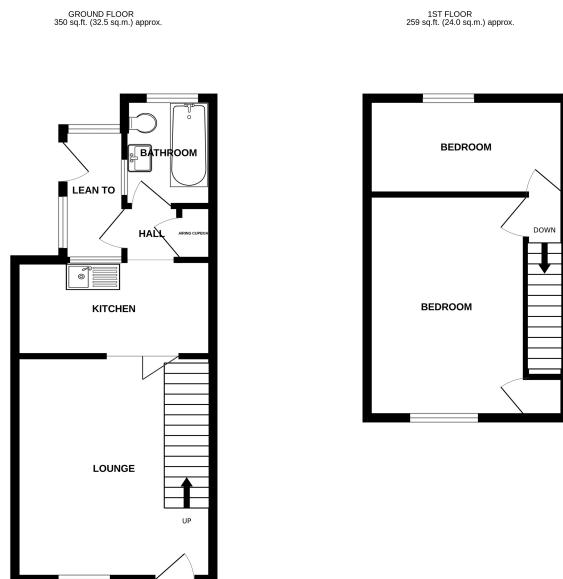
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.  
Made with floorplan 12010

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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