



**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**  
MONDAY - FRIDAY 9.00 am - 5.30 pm  
SATURDAY 9.00 am - 12:30 pm

39 Queens Court  
Ledbury HR8 2AL

**£169,950**



**DIRECTIONS**

From our office turn right into Bye Street and take the first left into Queens Court where the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.

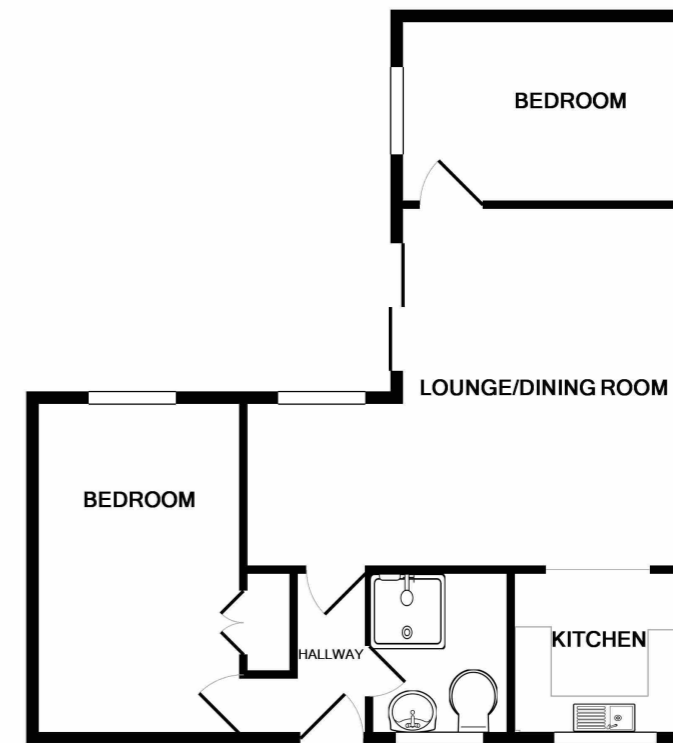


- Set within easy walking distance from Ledbury town centre.
- A well maintained bungalow.
- Two Bedrooms.
- Enclosed Courtyard Garden.
- Garage.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177





TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.7 SQ.M.)  
Made with Metropix ©2018

## 39 Queens Court

### Situation and Description

39 Queens Court is situated in an established residential location within easy walking distance of Ledbury town centre. The bungalow offers well maintained accommodation throughout to include L shaped Lounge/Dining Room, Kitchen, Two Bedrooms, Bathroom, Enclosed Courtyard Garden, Garage.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

with glazed door, loft hatch, power points, doors to:

#### 'L Shaped' Lounge/Dining Room

14' 4"max x 17' 4" max (4.36m max x 5.28m max) with window and sliding patio doors to rear, feature fireplace, electric heater, T.V. point, telephone point, power points, doors to:

#### Kitchen

4' 4" x 4' 4" (1.33m x 1.33m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink unit with drainer, tiled splashbacks, space for cooker, washing

machine and fridge/freezer, power points.

#### Bathroom

with window to front, walk-in double shower cubicle, pedestal wash hand basin, low flush w.c., tiled splashbacks.

#### Bedroom One

14' x 8' 3" (4.26m x 2.51m) with window to rear, double doors to built-in cupboard, power points, electric heater.

#### Bedroom Two

7' 2" x 11' 5" (2.18m x 3.47m) with window to rear, power points, electric heater.

### Outside

### Garden

The property is approached over a paved area leading to the front door..

The rear garden can be accessed via a wooden rear garden gate and is laid to patio. The garden is enclosed on all sides and offers considerable privacy.

### Garage

The garage can be found in a near by block.

### 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...

- L Shaped Lounge/Dining Room  
14'4 x 17'4 (4.36m x 5.28m)
- Kitchen  
4'4 x 4'4 (1.33m x 1.33m)
- Bedroom One  
14' x 8'3 (4.26m x 2.51m)
- Bedroom Two  
7'2 x 11'5 (2.18m x 3.47m)

### And there's more...

- Well Maintained.
- Bungalow.
- Two Bedrooms.
- Courtyard Garden.
- Garage.