

6 The Leasowes  
Ledbury HR8 2LZ

Offers in Excess of £325,000



## DIRECTIONS

From our office continue on The Homend continue onto the Hereford Road, take the second right into The Leasowes where the property can be found at the bottom of the cul-de-sac.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band D

### 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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.

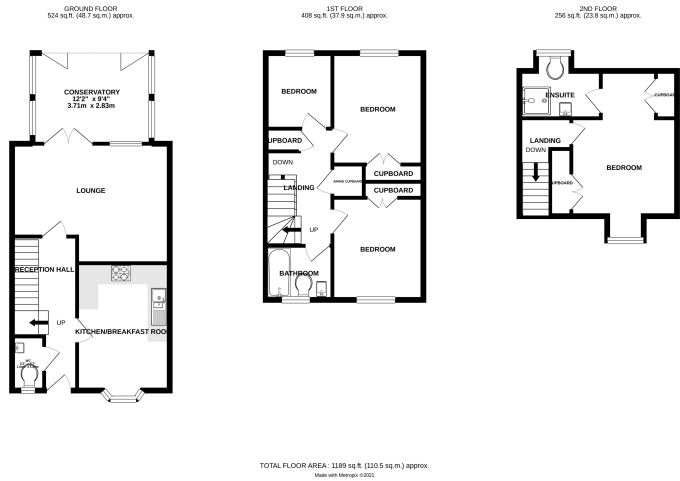


- Set in a cul-de-sac location within walking distance of Ledbury town.
- Three Storey Town House.
- Immaculately Presented Throughout.
- Large Conservatory.
- Four Bedrooms.
- Two Bathrooms.
- Delightful Garden.
- Garage/Home Office.
- Parking for numerous vehicles.

Hereford 01432 343477

Ledbury 01531 631177





## 6 The Leasowes

### Situation and Description

6 The Leasowes is situated in a cul-de-sac location within easy walking distance of Ledbury town centre and the railway station. The property offers immaculately presented accommodation throughout to include large conservatory, four bedrooms, two bathrooms, delightful garden, garage/home office, parking for numerous vehicles.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, understairs storage cupboards, laminate flooring. Doors to:

#### Cloakroom

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

#### Kitchen/Breakfast Room

13' 11" x 9' 5" (4.24m x 2.87m) with bay window to front, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, space for large range style cooker with stainless steel extractor hood over eye level wall

space for washing machine, dishwasher and fridge/freezer, breakfast bar area, tiled splashbacks, radiator, power points, tiled flooring.

#### Lounge

16' 1" x 11' 6" (4.90m x 3.51m) with window and double doors to rear, feature Adam style fireplace with tiled surround and hearth, radiator, power points, T.V point,

#### Conservatory

12' 1" x 9' 4" (3.68m x 2.84m) with Bi-Folding doors to rear opening onto the garden, power points, electric radiator.

### First Floor

#### Landing

with door to Storage Cupboard and Airing Cupboard housing the hot water tank, power points. Doors to:

#### Bedroom Two

11' 6" x 9' 3" (3.51m x 2.82m) with window to rear, radiator, power points, double doors to built-in wardrobes.

#### Bedroom Three

11' 6" x 10' 5" (3.51m x 3.17m) with window to front, radiator, power points, double doors to built-in wardrobes.

#### Bedroom Four

6' 6" x 7' 8" (1.98m x 2.34m) with window to rear, power points, radiator, telephone point.

#### Bathroom

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

### Second Floor

#### Landing

with radiator, door to:

#### Master Bedroom

14' 4" max x 11' 4" max (4.37m max x 3.45m max) with window to front, radiator, power points, double doors to two built-in wardrobes, hatch to roof space. Door to:

#### En-Suite

with window to rear, shower cubicle with rainfall shower head, low flush w.c., wash basin, tiled splashbacks, extractor fan.

### Outside

#### Approach

The property is approached from the Leasowes via a wrought iron gate with a gravelled foregarden.

### Garden

The rear garden forms a delightful feature of the property and comprises a large area of attractive decking with inset pebbled beds, pathway leads to a small stream and a rear wooden gate.

A small bridge leads from the garden over the stream to an embankment which the property enjoys the use of.

### Garage

approached via a tarmacadam driveway with further gravelled area to the side with parking for numerous vehicles. The garage has up and over door, power and light commented, area of office space to the rear with door opening onto the garden.



### 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/Breakfast Room  
13'11 x 9'5 (4.24m x 2.87m)
- ☒ Lounge  
16'1 x 11'6 (4.90m x 3.51m)
- ☒ Conservatory  
12'1 x 9'4 (3.68m x 2.84m)
- ☒ Master Bedroom  
14'4 max x 11'4 max (4.37m max x 3.45m max)
- ☒ Bedroom Two  
11'6 x 9'3 (3.51m x 2.82m)
- ☒ Bedroom Three  
11'6 x 10'5 (3.51m x 3.17m)
- ☒ Bedroom Four  
6'6 x 7'8 (1.98m x 2.34m)

### And there's more...

- ☒ Three Storey Town House.
- ☒ Immaculately Presented.
- ☒ Large Conservatory.
- ☒ Four Bedrooms.
- ☒ Two Bathrooms.
- ☒ Delightful Garden.
- ☒ Garage/Home Office.
- ☒ Parking For Numerous Vehicles.