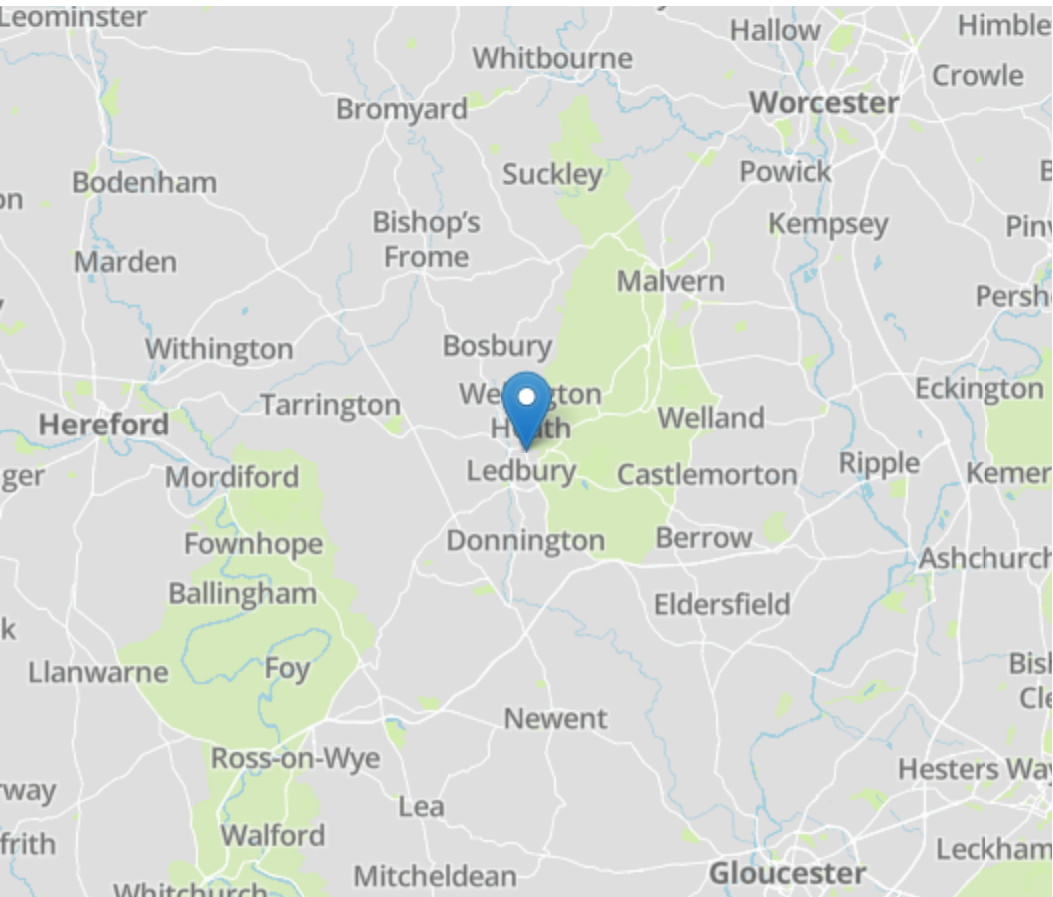




DIRECTIONS

From our office proceed on The Homend, just past the petrol filling station turn right into Knapp Lane, take the first left into Knapp Close follow the road around and the property can be found on the left hand side.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band E

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		
(92-100) 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		
	68	81
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.

16 Knapp Close
Ledbury HR8 1AW

£439,950



- Set in an elevated cul-de-sac with views over the countryside.
- An extended and well presented detached bungalow.
- A large kitchen/dining/family room.
- Three Bedrooms.
- Two Bathrooms.
- Well maintained garden with superb views.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



16 Knapp Close

Situation and Description

Knapp Close is a quiet cul-de-sac in an elevated position within easy walking distance of Ledbury town centre. Number 16 has been well maintained and offers extended accommodation to include large kitchen/dining/family room, three bedrooms, two bathrooms, delightful enclosed garden with views, and ample off road parking.

In more detail the accommodation comprises:

Inside

Reception Hall

with hatch to roof space, radiator, power points, door to Airing Cupboard housing the central heating boiler, doors to:

Lounge

14' 3" x 13' 6" (4.34m x 4.11m) with picture window to front with views over the cul-de-sac and beyond, radiator, power points, feature fireplace with brick surround. Opening to:

Kitchen Area

19' 5" x 9' 4" (5.92m x 2.84m) with range of worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with oven under and extractor hood over, integrated fridge/freezer, eye level wall cupboards, tiled splashbacks, breakfast bar, ceiling spot lights, radiator, power points, opening to:

Dining/Family Area

19' 5" x 6' 7" (5.92m x 2.01m) with window to side, door and windows to rear, feature vaulted ceiling, radiator, power points, ceiling spot lights.

Bedroom One

10' 10" x 12' 8" (3.30m x 3.86m) with picture window to front, radiator, power points opening to:

Dressing Area

with window to front, shelving and hanging rail, doors to:

En-Suite

with large shower cubicle, low flush w.c.,

pedestal wash basin, tiled splashbacks, Velux window.

Utility Room

with door to rear opening onto the garden, space for washing machine, tumble dryer, range of worktop with inset sink with drainer, power points, radiator.

Bedroom Two

10' 10" x 11' 8" (3.30m x 3.56m) with window to rear, radiator, power points.

Bedroom Three

7' 4" x 8' 8" (2.24m x 2.64m) with window to front, radiator, power points.

Bathroom

with window to rear, panelled bath, vanity unit with inset wash basin with cupboards under, low flush w.c., shower cubicle, tiled splashbacks, extractor fan, radiator.

Outside

Approach

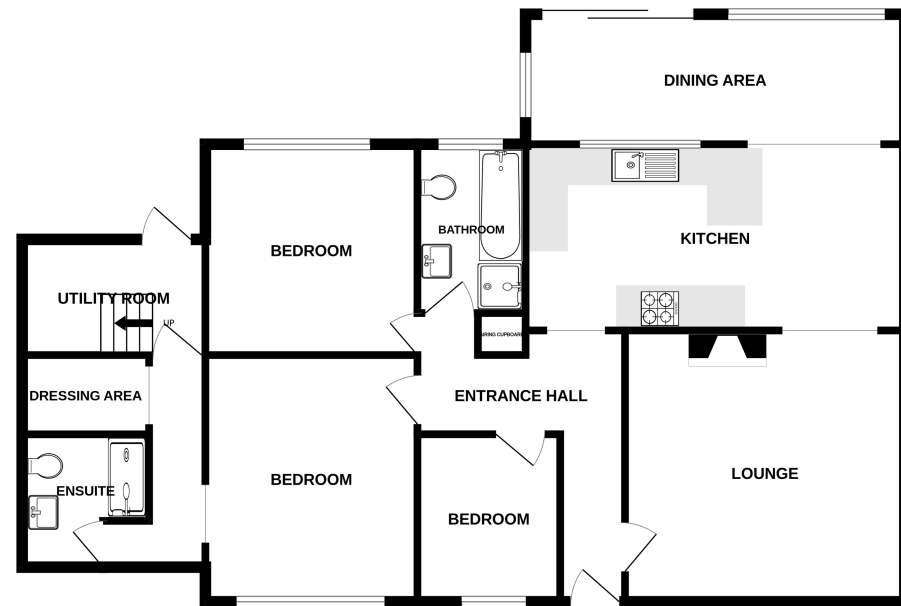
The property is approached from Knapp Lane via a block paved drive with adjacent lawn.

foregarden with raised shrub and floral beds.

Garden

The rear garden can be accessed via wooden side gate and comprises a patio with steps leading to a raised lawned area with feature decking enjoying the views to the front, well stocked shrub and floral beds and borders, the garden is fenced on all sides.

GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.
Made with Metropix ©2023



At a glance...

- ✔ Lounge
14'3 x 13'6 (4.34m x 4.11m)
- ✔ Kitchen Area
19'5 x 9'4 (5.92m x 2.84m)
- ✔ Dining Area
19'5 x 6'7 (5.92m x 2.01m)
- ✔ Bedroom One
10'10 x 12'8 (3.30m x 3.86m)
- ✔ Bedroom Two
10'10 x 11'8 (3.30m x 3.56m)
- ✔ Bedroom Three
7'4 x 8'8 (2.24m x 2.64m)

And there's more...

- ✔ Detached Bungalow.
- ✔ Large Kitchen/Dining Room.
- ✔ Three Bedrooms.
- ✔ Two Bathrooms.
- ✔ Enclosed Garden.
- ✔ 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.