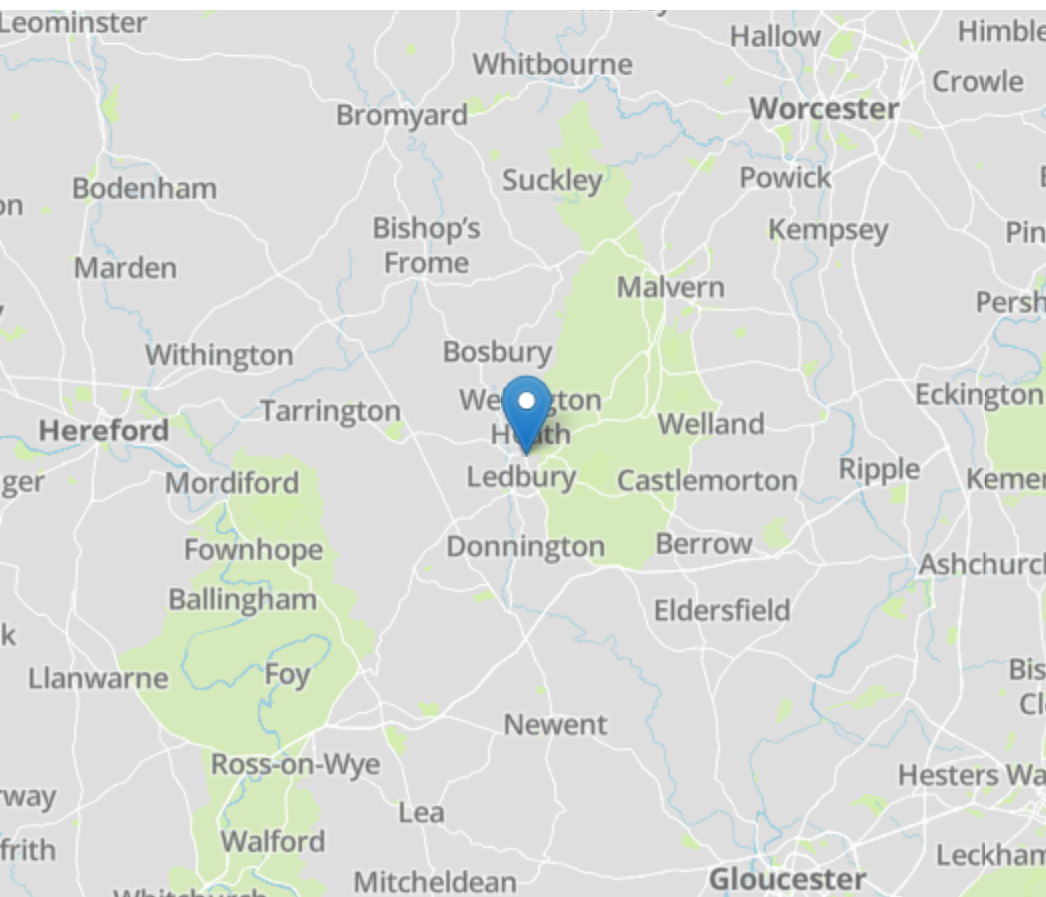




DIRECTIONS

From the town centre proceed along The Homend and Masefield Avenue can be found just before the Railway Station, on the right hand side and the property can be found on the left hand side as indicated by the for sale board.



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+)	70	74
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.

7 Masefield Avenue
Ledbury HR8 1BW

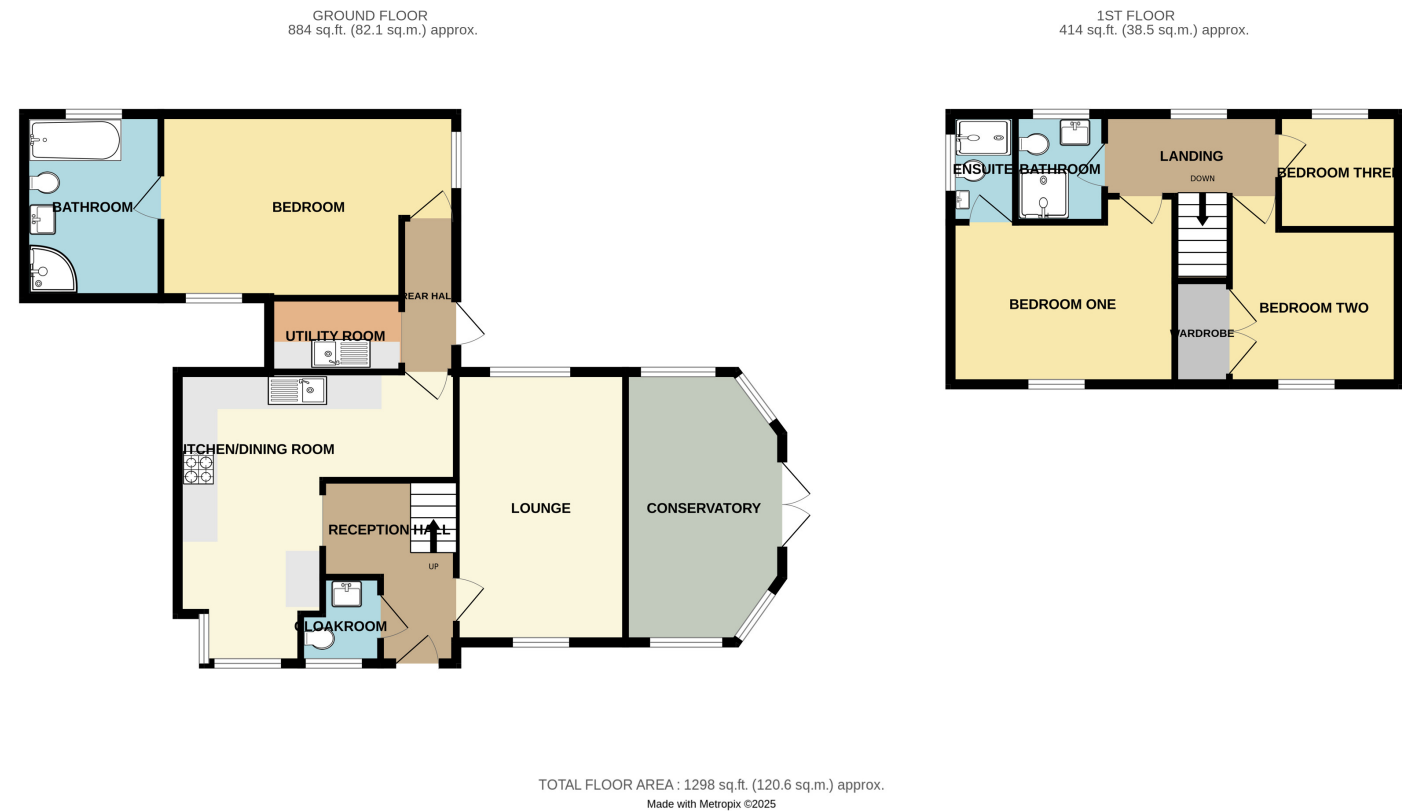
£399,950



- Conveniently situated for easy access to railway station and town centre • Modern Detached House • Three Bedrooms.
- Attached Annexe suitable for a variety of uses • Upvc double glazing and gas central heating • Easily maintained enclosed garden. • No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



7 Masefield Avenue

Situation and Description

Masefield Avenue is conveniently located for access to the railway station and town centre. The property offers three bedroom, two bathroom family accommodation, together with an attached single storey annexe. The property enjoys a private low maintenance garden and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

With radiator, power points, stairs to first floor. Doors to:

Cloakroom

With window to front, low flush w.c., wash basin, tiled splashbacks, radiator, extractor fan.

Lounge

10' 0" x 15' 9" (3.05m x 4.80m) With window to front and rear, radiator, power points, wall mounted electric fire, archway giving access to

Conservatory

9' 2" x 17' 9" (2.79m x 5.41m) With windows on all sides, ceramic tiled floor, power points, ceiling spot lights, radiator, Double Doors leading to outside.

Kitchen/Dining Room

16' 4" x 15' 9" (4.98m x 4.80m) With window to front, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four ring gas hob with stainless steel extractor hood over, range of eye level wall cupboards, eye level double oven, space for American style fridge/freezer, tiled splashbacks, power points, radiator, door to Understairs Storage Cupboard. Door to:

Rear Hall

With door to outside, power points. Opening to:

Utility Room

7' 9" x 4' 5" (2.36m x 1.35m) With range of laminate worktops with cupboards under and eye level wall cupboards over, inset stainless steel sink, space for washing machine and tumble drier, power points.

Annexe Area

Bedroom

18' 7" x 13' 6" (5.66m x 4.11m) With window to side, and front power points, two radiators, hatch to loft space. Originally constructed for disabled use, this room could be converted to provide a Bed/Sitting Room.

Bathroom

8' 0" x 16' 0" (2.44m x 4.88m) With window to side, large panelled bath, low flush w.c., large shower cubicle, vanity unit inset wash basin with

drawers under, tiled splashbacks, ceiling spot lights, extractor fan, radiator.

First Floor

Landing

with window to rear, radiator, power points, doors to:

Bedroom One

13' 0" x 8' 9" (3.96m x 2.67m) with window to front, power points, radiator, door to:

En Suite

with window to side, Shower Cubicle, vanity unit with inset wash basin and cupboards under, low flush w.c., tiled splashbacks, ladder style radiator, extractor fan.

Bedroom Two

10' 0" x 9' 0" (3.05m x 2.74m) with window to front, double doors to fitted wardrobes, radiator, power points, hatch to roof space.

Bedroom Three

7' 0" x 6' 0" (2.13m x 1.83m) with window to rear, power points, radiator

Family Bathroom

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

Outside

Outside

The property is approached from Masefield Avenue over a paved pathway with tarmacadam parking area to side.

Garden

The garden has been laid for ease of maintenance and comprises a large paved patio areas with flower beds and borders and garden shed steps leads to a raised lawn and patio. The garden is enclosed on all sides and enjoys privacy and security for pets and children.



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...

- ☒ Lounge
10'9 x 15'9 (3.05 x 4.8)
- ☒ Conservatory
9'2 x 17'9 (2.79 x 5.41)
- ☒ Kitchen/Dining Room
16'4 15'9 (4.98 x 4.8)
- ☒ Annexe Bedroom
18'7 x 13'6 (5.66 x 4.11)
- ☒ Bedroom One
13' x 8'9 (3.96 x 2.6)
- ☒ Bedroom Two
10' x 9' (3.05 x 2.74)
- ☒ Bedroom Three
7' x 6" (2.13 x 1.83)

And there's more...

- ☒ Three Bedroom Detached Modern House
- ☒ Attached Annexe suitable for a variety of uses
- ☒ Easily Maintained Garden,
- ☒ Off Road Parking
- ☒ Close to all local amenities