

37 Queens Court  
Ledbury HR8 2AL

**£129,950**



- Set in an established residential location with easy access to Ledbury town centre.
- Two Bedroom Bungalow.
- Complete renovation and refurbishment throughout.
- Courtyard Garden.
- Garage.
- No Onward Chain.



## 37 Queens Court

### Situation and Description

37 Queens Court is situated in an established residential location within easy walking distance of Ledbury town centre. The bungalow offers two bedrooms, courtyard garden and garage, and does require complete renovation and refurbishment throughout.

In more detail the accommodation comprises:

### Inside

#### Hall

opening to:

#### Bedroom One

8' 4" x 13' 11" (2.54m x 4.24m) with window to rear, power points.

#### Bathroom

with window to front, panelled bath, low flush w.c., pedestal wash basin.

#### L Shaped Lounge Area

17' 6" max x 14' 4" max (5.33m max x 4.37m max) with window

to rear, power points, opening to:

#### Kitchen Area

7' 0" x 6' 9" (2.13m x 2.06m) with window to front, power points.

#### Bedroom Two

11' 5" x 7' 3" (3.48m x 2.21m) with window to side, power point.

#### Conservatory

13' 8" x 7' 0" (4.17m x 2.13m) with windows and door to rear opening onto the garden.

### Outside

#### Approach

The property is approached from Queens Court with a garage located in a block near by.

#### Garden

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

## 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](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.

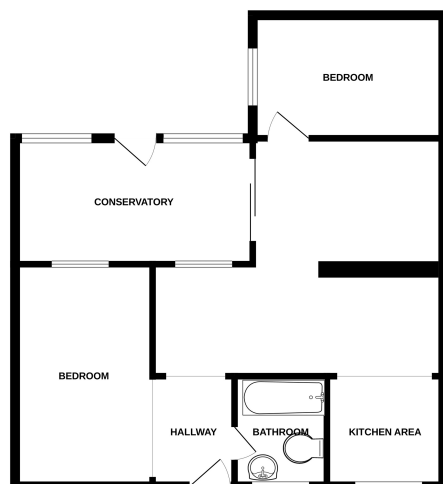
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12.30 pm

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.  
Made with floorplan 10003

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.