



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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

25 Loden Brook Close
Ledbury HR8 2FN

£449,950



DIRECTIONS

From our office continue on The Homend, then onto the Hereford Road, at the roundabout take the first exit into New Mills Way take the second left into Frome Brook Road at the T junction turn right onto Kempsey Brook Drive, follow the road along and at the next T junction turn left and the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	74	
(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 in a peaceful cul-de-sac location within walking distance of Ledbury town centre.
- A detached modern house.
- Two Reception Rooms.
- Four Double Bedrooms.
- Two Bathrooms.
- Delightful Garden.
- Garage.
- Off Road Parking.
- No Onward Chain.

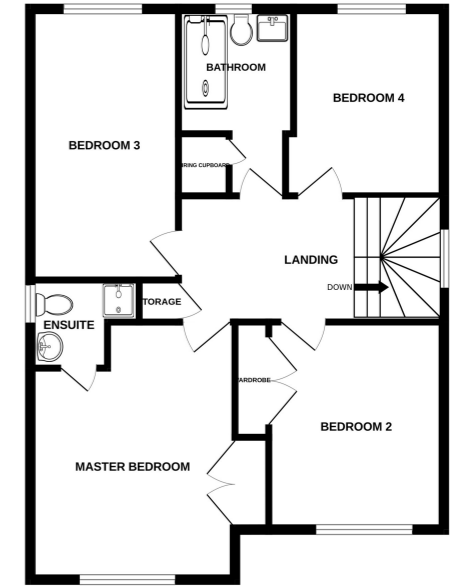
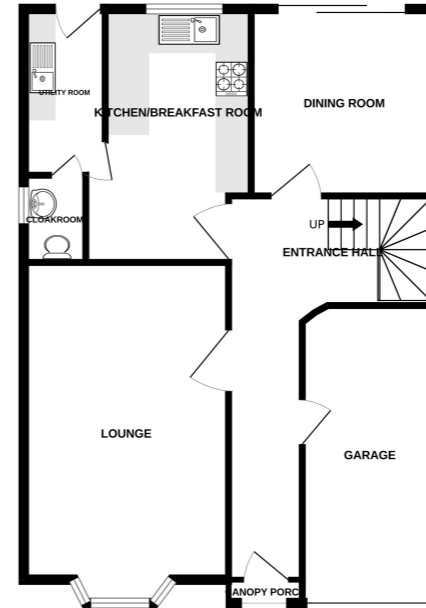
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 sq.m.) approx.
Made with Metroplan ©2023

25 Loden Brook Close

Situation and Description

25 Loden Brook Close is situated in a peaceful cul-de-sac location within walking distance of Ledbury town centre. The property offers spacious accommodation throughout to include two reception rooms, four double bedrooms, two bathrooms, a delightful well stocked garden, garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with radiator, power points, 'Hive' central heating thermostat. Doors to:

Lounge

11' 6" x 16' 4" (3.51m x 4.98m) with feature bay window to front, Adam style fireplace with inset Living Flame electric fire, radiator, power points, telephone point, T.V point.

Dining Room

10' 3" x 9' 4" (3.12m x 2.84m) with sliding patio doors to rear opening onto the garden, radiator, telephone point, power points.

Kitchen/Breakfast Room

8' 10" x 14' 3" (2.69m x 4.34m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in four ring gas hob with oven under and extractor hood over, eye level wall cupboards, space for fridge/freezer and dishwasher, tiled splashbacks, power points, radiator. Door to:

Utility Room

with door to rear opening onto the garden, range of laminate worktops with cupboards under, inset sink with drainer, space for washing machine and tumble dryer, eye level wall cupboards, tiled splashbacks, radiator.

Cloakroom

with window to side, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

First Floor

Landing

with window to side, hatch to roof space with drop down ladder and majority is floor-boarded, radiator, power points, door to Storage Cupboard. Doors to:

Master Bedroom

11' 6" x 14' 10" (3.51m x 4.52m) with window to front, radiator, power points, double doors to built-in wardrobe, door to:

En-Suite

with window to side, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Bedroom Two

10' 10" x 10' 9" (3.30m x 3.28m) with window to front, radiator, power points, double doors to built-in wardrobe.

Bedroom Three

8' 7" x 12' 11" (2.62m x 3.94m) with window to rear radiator, power points.

Bedroom Four

8' 7" x 9' 4" (2.62m x 2.84m) with window to rear overlooking the garden, radiator, power points.

Bathroom

with window to rear, large shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan. Door to Storage Cupboard housing the Worcester central heating boiler.

Outside

Approach

The property is approached from Loden Brook Close via block paved roadway, leading to a tarmac driveway with adjacent lawned foregarden with hedge and shrub and floral beds.

Garage

8' 2" x 16' 8" (2.49m x 5.08m) with electric roller door, power and light connected, pedestrian door into the Reception Hall.

Garden

The rear garden can be accessed via a wooden side gate and comprises a patio with adjacent lawn edged by mature shrub and floral borders, a further paved seating area is located at the bottom of the garden. The garden is fenced on all sides.

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
11'6" x 16'4" (3.51m x 4.98m)
- Dining Room
10'3" x 9'4" (3.12m x 2.84m)
- Kitchen/Breakfast Room
8'10" x 14'3" (2.69m x 4.34m)
- Master Bedroom
11'6" x 14'10" (3.51m x 4.52m)
- Bedroom Two
10'10" x 10'9" (3.30m x 3.28m)
- Bedroom Three
8'7" x 12'11" (2.62m x 3.94m)
- Bedroom Four
8'7" x 9'4" (2.62m x 2.84m)
- Garage
8'2" x 16'8" (2.49m x 5.08m)

And there's more...

- Detached House.
- Two Reception Rooms.
- Four Double Bedrooms.
- Two Bathrooms.
- Delightful Garden.
- Garage and Off Road Parking.
- No Onward Chain.