



**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**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

7 The Leasowes  
Ledbury HR8 2LZ

**£375,000**



**DIRECTIONS**

From our office proceed along The Homend towards the railway station, follow the road onto The Hereford Road, take the second right turn into The Leasowes where the property can be found in the right hand corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.



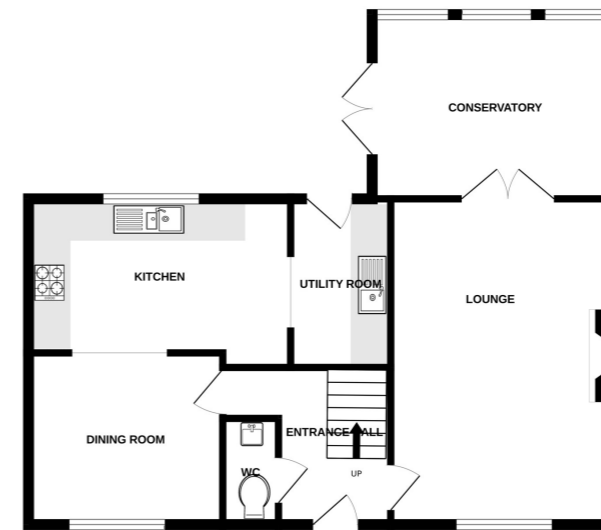
- Set in a cul-de-sac location.
- Immaculately Presented House.
- Two Reception Rooms.
- Conservatory.
- Four Bedrooms.
- Two Bathrooms.
- Garden.
- Garage and Ample Off Road Parking.

Hereford 01432 343477

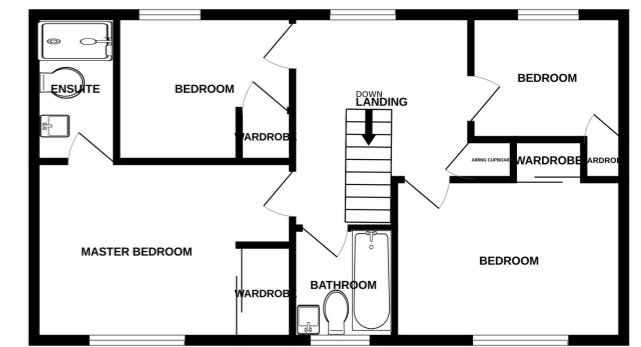
Ledbury 01531 631177



GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.  
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## 7 The Leasowes

### Situation and Description

7 The Leasowes is set in a pleasant cul-de-sac location within walking distance of Ledbury town centre. The property offers immaculately presented accommodation throughout to include, two reception rooms, conservatory, four bedrooms, two bathrooms, enclosed garden, garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, telephone point, understairs storage, doors to:

#### Cloakroom

with low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator.

#### Lounge

12' 4" x 17' 6" (3.76m x 5.33m) with window to front, feature fireplace with built-in electric living flame fire, radiator, wall lights, double doors to:

#### Conservatory

14' 4" x 10' 0" (4.37m x 3.05m) with double

doors to side opening onto the garden, radiator, power points, wall lights, tiled flooring

#### Dining Room

10' 6" x 9' 3" (3.20m x 2.82m) with window to front, radiator, power points, T.V point, opening to:

#### Kitchen

14' 5" x 7' 7" (4.39m x 2.31m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built in ceramic hob with stainless steel extractor hood over, eye level electric double oven, integrated dishwasher and fridge/freezer, eye level walls cupboards, tiled splashbacks, power points, opening to:

#### Utility Room

with door and window to side, laminate worktop with cupboard under, inset stainless steel sink with drainer, eye level wall cupboards, tiled splashbacks, radiator, power points.

### First Floor

#### Landing

with window to rear, hatch to roof space, radiator, power points, door to Airing Cupboard housing the Worcester central

heating boiler. Doors to:

#### Master Bedroom

11' 8" x 9' 10" (3.56m x 3.00m) with window to front, radiator, power points, sliding mirrored doors to wardrobes. Door to:

#### En-Suite

with shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, spot lights, ladder style radiator, extractor fan.

#### Bedroom Two

12' 5" x 8' 8" (3.78m x 2.64m) with window to front, radiator, power points, sliding mirrored door to built-in wardrobe.

#### Bedroom Three

9' 2" x 6' 9" (2.79m x 2.06m) with window to rear, radiator, power points, door to built-in wardrobe.

#### Bedroom Four

9' 5" x 5' 7" (2.87m x 1.70m) with window to rear, radiator, power points, range of fitted wardrobes.

#### Bathroom

with window to front, panelled bath with shower over, vanity unit with inset washbasin and cupboards under, low flush w.c., fully tiled walls, ladder style radiator, extractor fan.

### Outside

#### Approach

The property is approached from The Leasowes via a tarmac driveway with block paved foregarden, leading to:

#### Garage

with up and over door, power and light connected, pedestrian door to side.

#### Garden

The rear garden backs onto a very pleasant tree lined embankment with small stream and can be accessed via a wooden side gate giving access to a paved patio area with step down to a lawn enjoying many established flowers, shrub and fruit trees. A gravelled path gives access to a large Shed/Home Office area with a further paved seating area. 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  
12'4 x 17'6 (3.76m x 5.33m)
- Conservatory  
14'4 x 10' (4.37m x 3.05m)
- Dining Room  
10'6 x 9'6 (3.20m x 2.82m)
- Kitchen  
14'5 x 7'7 (4.39m x 2.31m)
- Master Bedroom  
11'8 x 9'10 (3.56m x 3m)
- Bedroom Two  
12'5 x 8'8 (3.78m x 2.64m)
- Bedroom Three  
9'2 x 6'9 (2.79m x 2.06m)
- Bedroom Four  
9'5 x 5'7 (2.87m x 1.70m)

### And there's more...

- Immaculately Presented.
- Two Reception Rooms.
- Conservatory.
- Four Bedrooms.
- Two Bathrooms.
- Garden.
- Garage and Off Road Parking.