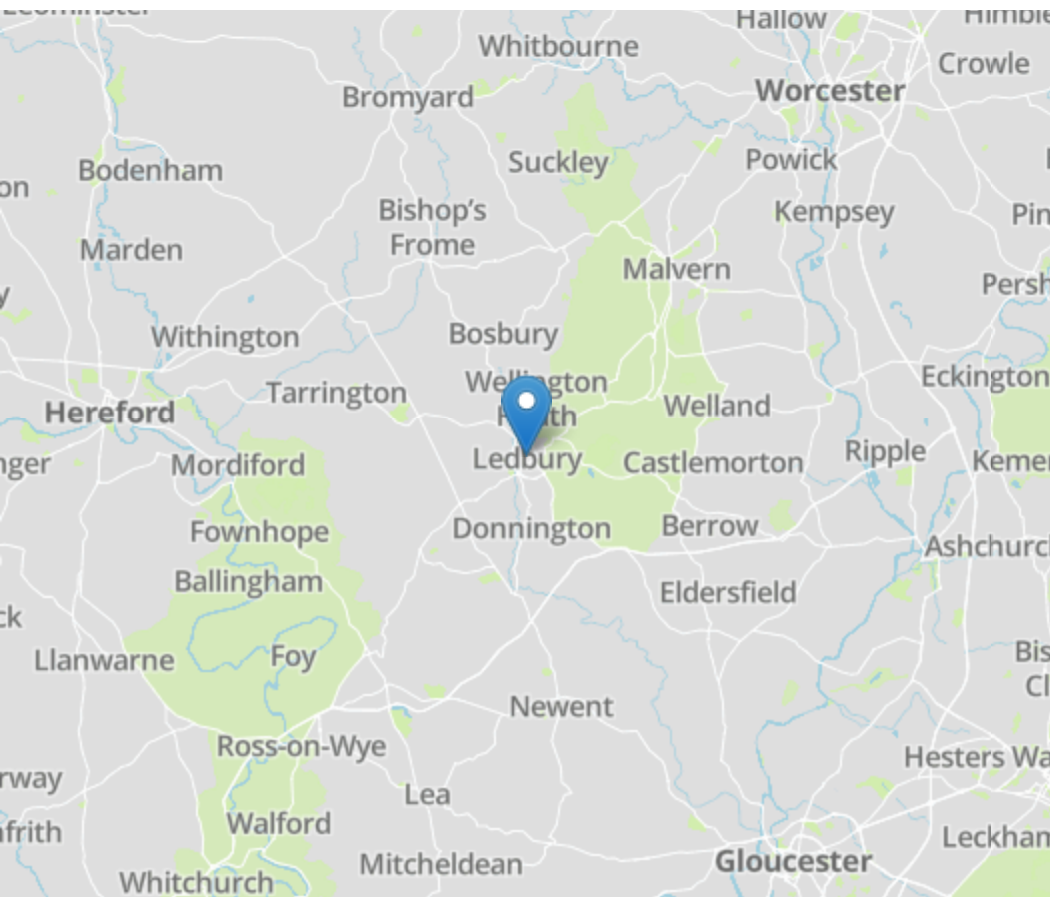




## DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street where the property can be found on the right hand side as indicated by the For Sale board.



## 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

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+)	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		
	64	87
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.

62 Bridge Street  
Ledbury HR8 2AH

£205,000



- Set within easy walking distance of Ledbury town centre.
- A charming, well maintained terraced house.
- Two Double Bedrooms.
- Large Garden.
- Potential for off road parking (STPP)

Hereford 01432 343477

Ledbury 01531 631177





## 62 Bridge Street

### Situation and Description

62 Bridge Street is situated within easy walking distance of Ledbury town centre. The property offers well maintained and immaculately presented accommodation to include sitting room, kitchen, bathroom, two double bedrooms, delightful large garden and potential for off road parking (stpp)

In more detail the accommodation comprises:

### Inside

#### Sitting Room

10' 3" x 13' 10" (3.12m x 4.22m) with window to front with feature shutters, radiator, power points, T.V point, stairs to first floor.

#### Kitchen

10' 6" x 8' 2" (3.20m x 2.49m) with window to rear, range of laminate worktops with cupboards and drawers under, inset stainless sink with drainer, space for electric cooker and washing machine, eye level wall cupboards, tiled splashbacks, extractor fan, power points, radiator, opening to:

#### Rear Hall

with door to side, radiator, telephone point, opening to Store Cupboard with window to side, wall mounted central heating boiler, space for Tumble Dryer. Door to:

#### Bathroom

with window to side, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan, tiled flooring.

### First Floor

#### Landing

with hatch to roof space which is part boarded, doors to:

#### Bedroom One

12' 7" x 11' 3" (3.84m x 3.43m) with window to front, radiator, feature shutters, power points, T.V point, feature original iron fireplace.

#### Bedroom Two

12' 7" x 8' 2" (3.84m x 2.49m) with window to rear, feature shutters, radiator, power points.

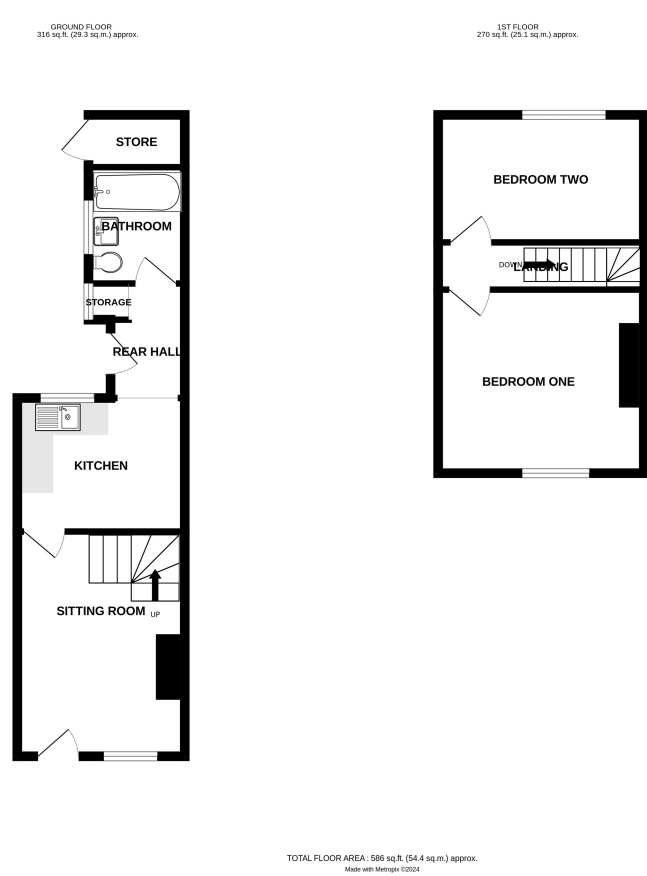
### Outside

#### Approach

The property is approached from Bridge Street via a wooden gate leading to a block paved foregarden with inset shrub and steps leading to the front door. Potential for off road parking (subject to any planning permission required).

### Garden

To the rear of the property is a delightful courtyard area with outside tap, door to brick Store Shed, a gravelled path leads to the garden which forms a delightful feature of the property and comprises a large lawn with inset chestnut and apple trees, well stocked shrub and floral border and large garden shed. To the rear of the garden is a wooden gate.



### At a glance...

- ✔ Sitting Room  
10'3 x 13'10 (3.12m x 4.22m)
- ✔ Kitchen  
10'6 x 8'2 (3.20m x 2.49m)
- ✔ Bedroom One  
12'7 x 11'3 (3.84m x 3.43m)
- ✔ Bedroom Two  
12'7 x 8'2 (3.84m x 2.49m)

### And there's more...

- ✔ Well Presented.
- ✔ Terraced House.
- ✔ Two Double Bedrooms.
- ✔ Large Garden.
- ✔ Potential for off road parking (stpp)

### 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.