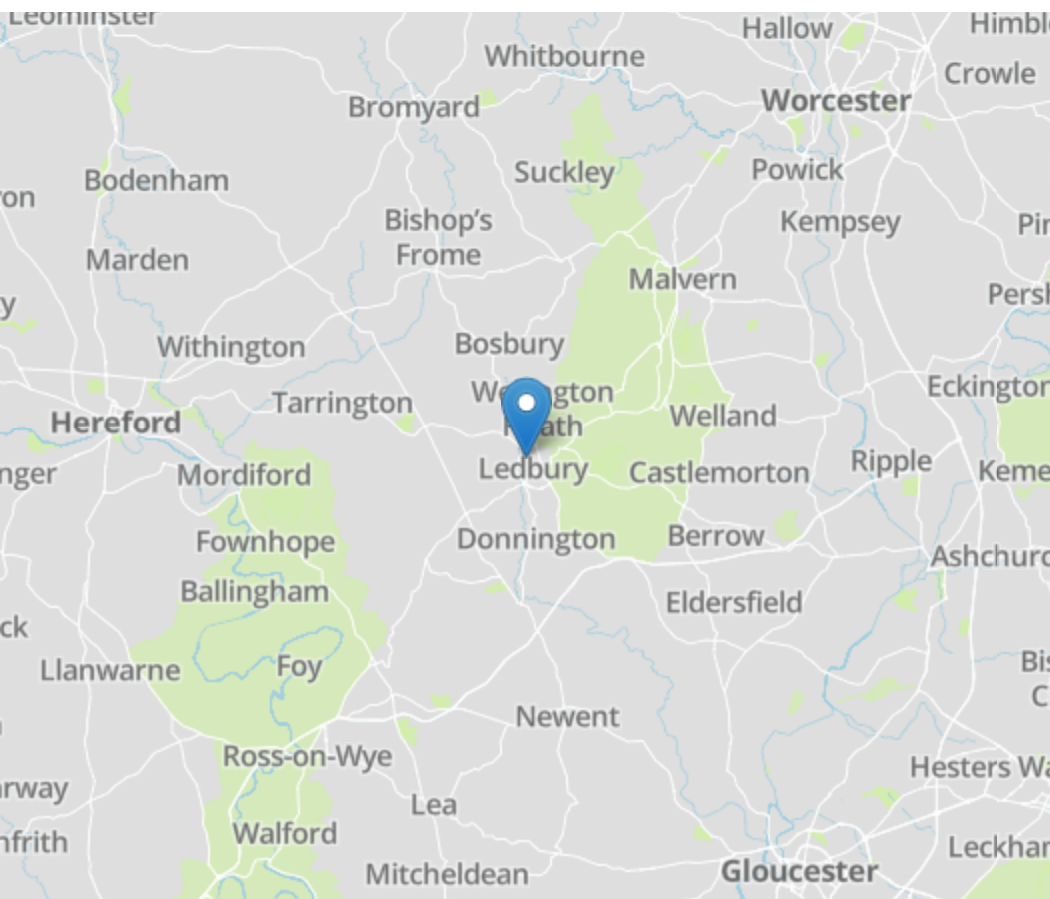




DIRECTIONS

From our office proceed on The Homend, turn right at the traffic lights onto the Hereford Road, at the roundabout take the first left into New Mills Way, take the third left into Wye View, take the second right into Arrow View where the property can be found at the end of the cul-de-sac on the left hand side. WHAT THREE WORDS;/hairstyle.peach.nappy



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains service are connected.

Outgoings

Council Tax: Band F

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	77
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.

5 Arrow View Ledbury HR8 2FR

£525,000



- Set in a quiet cul-de-sac location.
- An immaculate and well maintained detached house.
- Three Reception Rooms.
- Conservatory.
- Four Bedrooms.
- Two Bathrooms.
- Well stocked, enclosed garden.
- Double garage and ample off road parking.

Hereford 01432 343477

Ledbury 01531 631177



5 Arrow View

Situation and Description

Arrow View is located within the popular New Mills development with an exclusive area constructed by Henry Boot. Number 5 offers immaculate and well maintained accommodation throughout to include, three reception rooms, conservatory, four bedrooms, two bathrooms, well stocked garden, double garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with window to front, radiator, power points, telephone point. Doors to:

Cloakroom

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

Study

9' 7" x 8' 6" (2.92m x 2.59m) with window to front, radiator, power points.

Lounge

12' 4" x 15' 11" (3.76m x 4.85m) with two windows to front, feature fireplace with inset Multi-Fuel fire and wooden mantle, radiator, power points, T.V point. Double doors opening to:

Dining Room

12' 4" x 9' 11" (3.76m x 3.02m) with radiator,

power points, sliding door to:

Conservatory

10' 9" x 9' 6" (3.28m x 2.90m) with triple glazed windows to side, large sliding door to rear opening onto the garden, ceiling spot lights, power points.

Kitchen/Breakfast Room

12' 2" max x 14' 8" max (3.71m max x 4.47m max) with two windows to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built in hob with extractor hood over, eye level double oven, space for dishwasher and fridge, eye level wall cupboards, tiled splashbacks, radiator, power points. Door to:

Utility Room

8' 0" x 7' 2" (2.44m x 2.18m) with window and door to rear, range of laminate worktops with cupboards under, inset stainless steel sink with drainer, space for washing machine and tumble dryer, eye level wall cupboards, tiled splashbacks, wall mounted central heating boiler, power points, radiator. Door to Double Garage.

First Floor

Landing

with window to front, hatch to roof space, radiator, power points, door to Airing Cupboard. Doors to:

Master Bedroom

12' 8" x 11' 0" (3.86m x 3.35m) with two windows to rear overlooking the garden, radiator, power

points, wall mounted air conditioning unit, 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, extractor fan.

Bedroom Two

12' 8" x 10' 1" (3.86m x 3.07m) with two windows to front, radiator, power points, double doors to built-in wardrobes.

Bedroom Three

8' 10" x 10' 4" (2.69m x 3.15m) with two windows to rear, radiator, power points, double doors to built-in wardrobes.

Bedroom Four

8' 10" x 9' 3" (2.69m x 2.82m) with two windows to front, radiator, power points.

Bathroom

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

Outside

Approach

The property is approached from Arrow View via a tarmacadam driveway with parking for two cars, lawned fore gardens to either side of the drive with well stocked shrub and floral beds and established fruit tree.

Double Garage

17' 0" x 17' 4" max (5.18m x 5.28m max) with two up and over doors, power and light connected, pedestrian door to Utility Room.

Garden

The rear garden can be accessed via a wooden side gate and forms a delightful feature of the property comprising a lawn with inset fruit trees, well stocked shrub and floral borders. Door to useful Garden Store. The garden is enclosed 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...

- ☒ Study
9'7 x 8'6 *2.92m x 2.59m)
- ☒ Lounge
12'4 x 15'11 (3.76m x 4.85m)
- ☒ Dining Room
12'4 x 9'11 (3.76m x 3.02m)
- ☒ Conservatory
10'9 x 9'6 (3.28m x 2.90m)
- ☒ Kitchen/Breakfast Room
12'2 max x 14'8 max (3.71m max x 4.47m max)
- ☒ Master Bedroom
12'8 x 11' (3.86m x 3.35m)
- ☒ Bedroom Two
12'8 x 10'1 (3.86m x 3.07m)
- ☒ Bedroom Three
8'10 x 10'4 (2.69m x 3.15m)
- ☒ Bedroom Four
8'10 x 9'3 (2.69m x 2.82m)
- ☒ Double Garage
17' x 17'4 max (5.18m x 5.28m max)

And there's more...

- ☒ Detached House.
- ☒ Four Bedrooms.
- ☒ Well Stocked Garden.
- ☒ Double Garage.