



GENERAL INFORMATION

Tenure
Freehold

Services
All mains services are connected.

Outgoings
Council Tax: Band

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

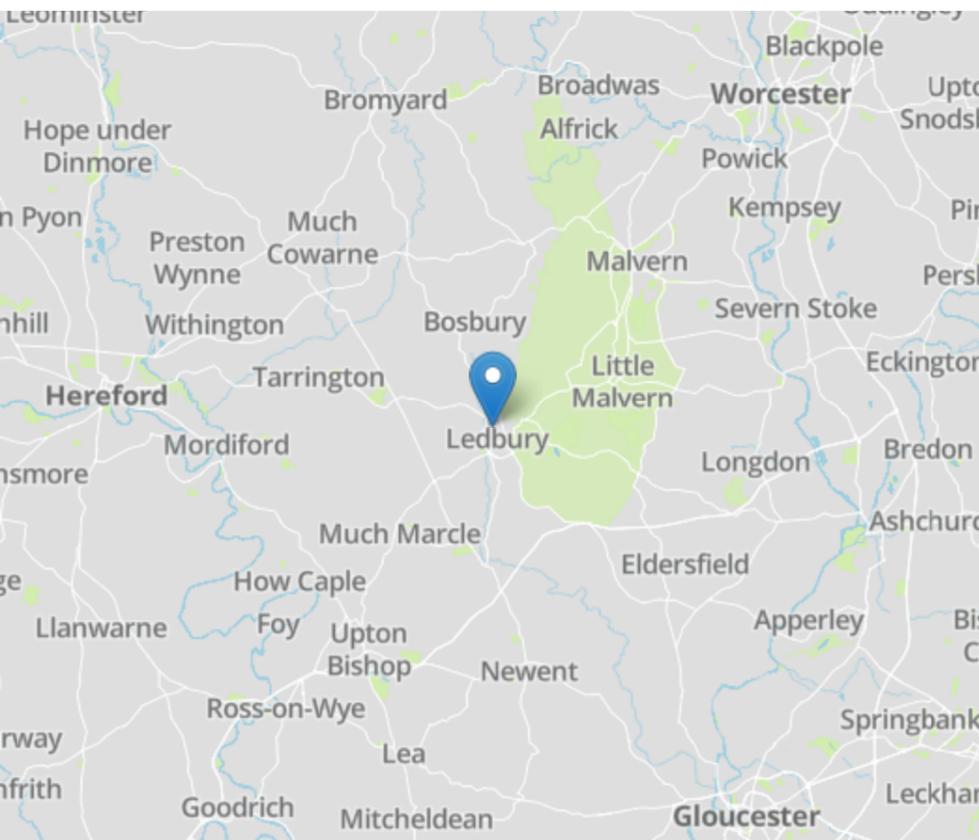
35 Browning Road
Ledbury HR8 2GA

£473,000



DIRECTIONS

From our office proceed along The Homend towards the railway station and follow the road round onto the Hereford Road. At the roundabout take the first exit into New Mills Way and continue to the end of this road. Just before the next roundabout turn left into Browning Road, continue to the T Junction and turn left again. After approximately 50 yards take a left turn into a small cul de sac with the stream on your right, and the property will be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

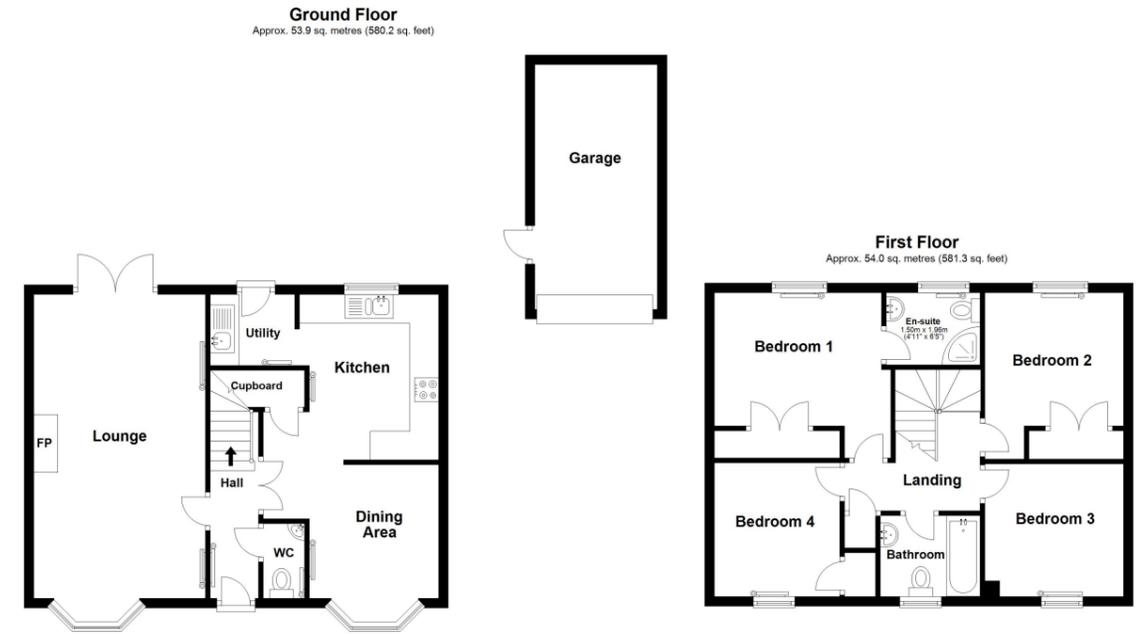
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 quiet cul-de-sac location within walking distance of Ledbury town.
- A four bedroom detached house.
- Upvc double glazing and gas central heating
- Garage & off road parking
- Attractive rear garden

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 107.9 sq. metres (1161.5 sq. feet)
35 Browning Road, LEDBURY

35 Browning Road

Situation and Description

Entrance Hall

With radiator, power points, doors leading to:

Cloakroom

2' 09" x 5' 01" (0.84m x 1.55m) With low flush w.c., wash hand basin, tiled splashbacks, radiator, extractor fan.

Lounge

11' 09" x 20' 10" (3.58m x 6.35m) With bay window to front overlooking attractive stream with mature trees, wood burning stove, television point, power points, radiator, double door opening out onto the garden.

Dining Room

8' 11" x 9' 02" (2.72m x 2.79m) With bay window to front, power points, radiator.

Kitchen

9' 05" x 11' 2" (2.87m x 3.40m) With window to rear, range of worktops with cupboards and drawers under, eye level wall cupboards, four ring gas hob with electric oven under, extractor hood over, integrated fridge/freezer, dishwasher, radiator, power points, sink with drainer, tiled splashbacks, door to under stairs storage.

Utility

4' 0" x 6' 01" (1.22m x 1.85m) With door to rear, worktops with cupboards and drawers under, present washer/drier remaining, sink with drainer, tiled splashbacks, power points, extractor fan, radiator.

First Floor

Landing

With hatch to loft space (loft partially boarded) door to storage cupboard housing wall mounted central heating boiler, power points, radiator. Doors to:

Master bedroom

11' 07" x 12' 01" (3.53m x 3.68m) With window to rear, power points, radiator, double doors to built in wardrobe, door to:

En-suite

5' 0" x 6' 05" (1.52m x 1.96m) With window rear, corner shower, tiled splashbacks, radiator, low flush w.c., pedestal wash hand basin, ladder style radiator, shaver point, extractor fan.

Bedroom Two

9' 11" x 11' 11" (3.02m x 3.63m) With window to rear, double doors to built in wardrobe, radiator, power points.

Bedroom Three

8' 04" x 9' 10" (2.54m x 3.00m) With window to front, radiator, power points.

Bedroom Four/current study

8' 07" x 9' 02" (2.62m x 2.79m) With window to front, power points, radiator, doors to shelved storage cupboard.

Bathroom

5' 07" x 6' 9" (1.70m x 2.06m) With window to front, panelled bath with shower over, tiled splashbacks, pedestal wash hand basin, low flush w.c., shaving point, radiator.

Outside

Garden

The rear garden has been attractively laid out with lawn and brick edged patio areas with shrub and floral borders. The garden is enclosed on all sides for privacy and security and has a personal door to the garage and gate leading to the parking area.

Garage

8' 0" x 16' 01" (2.44m x 4.90m) With up and over door, power and light connected, current freezer remaining.



At a glance...

- Lounge
11'09" x 20'10" (3.58m x 6.35m)
- Kitchen
11'02" x 9'05" (2.87m x 3.40m)
- Dining Room
8'11" x 9'02" (2.72m x 2.79m)
- Utility
6'01" x 4'00" (1.22m x 1.85m)
- Master Bedroom
12;01" x 11'07" (3.53m x 3.68m)
- Bedroom Two
11'11" x 9'11" (3.02m x 3.63m)
- Bedroom Three
9'10" x 8'04" (2.54m x 3.00m)
- Bedroom Four
9'02" x 8'07" (2.62m x 2.79m)
- Bathroom
6'09" x 5'07" (1.70m x 2.06m)

And there's more...

- Set in quiet cul-de-sac location within walking distance of Ledbury Town.
- A four bedroom detached house.
- UPVC double glazing and gas central heating.
- Garage and off road parking.
- Attractive rear garden.

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.