

8 Old Market Court
Ledbury HR8 2GE

£950 pcm



• Three Bedooms. • Modern Semi-Detached House. • Garden. • Off Road Parking Space. • Close to Ledbury Town Centre.

Ground Floor

Entrance Hall

with radiator, power point, access to storage cupboard and door to;

Cloakroom

with window to side, low flush w.c, hand wash basin with tiled splashback, radiator.

Kitchen

2.76m x 3.46m (9' 1" x 11' 4") with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built in electric hob, integrated double oven, fridge/freezer, dishwasher and washing machine, eye level wall cupboards, tiled splashbacks, breakfast bar.

Lounge

5.01m x 3.61m (16' 5" x 11' 10") with bi folding glass doors to garden, power points, radiator and tv point.

First Floor

Landing

with window to side, radiator, doors to:

Bedroom One

2.68m x 3.41m (8' 10" x 11' 2") with

window to rear, radiator, power points, wall mounted lighting

Bedroom Two

2.20m x 2.92m (7' 3" x 9' 7") with window to rear, power points, radiator.

Bedroom Three

2.09m x 3.69m (6' 10" x 12' 1") with window to front, power points, radiator

Bathroom

with window to front, 'P' shaped bath with shower over, low flush w.c, pedestal wash basin, tiled splashbacks, heated towel rail, access to cupboard housing boiler.

Outside

Parking

To the side of the property is an off road parking area for two cars with gate leading to the garden.

Garden

The rear garden has a paved patio area and astro turf leading to an attractive Pergola and sitting area.

GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax Band:C

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

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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(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	

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