

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

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

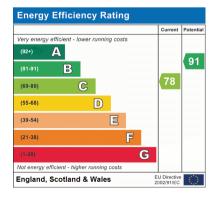
Offers

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



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.