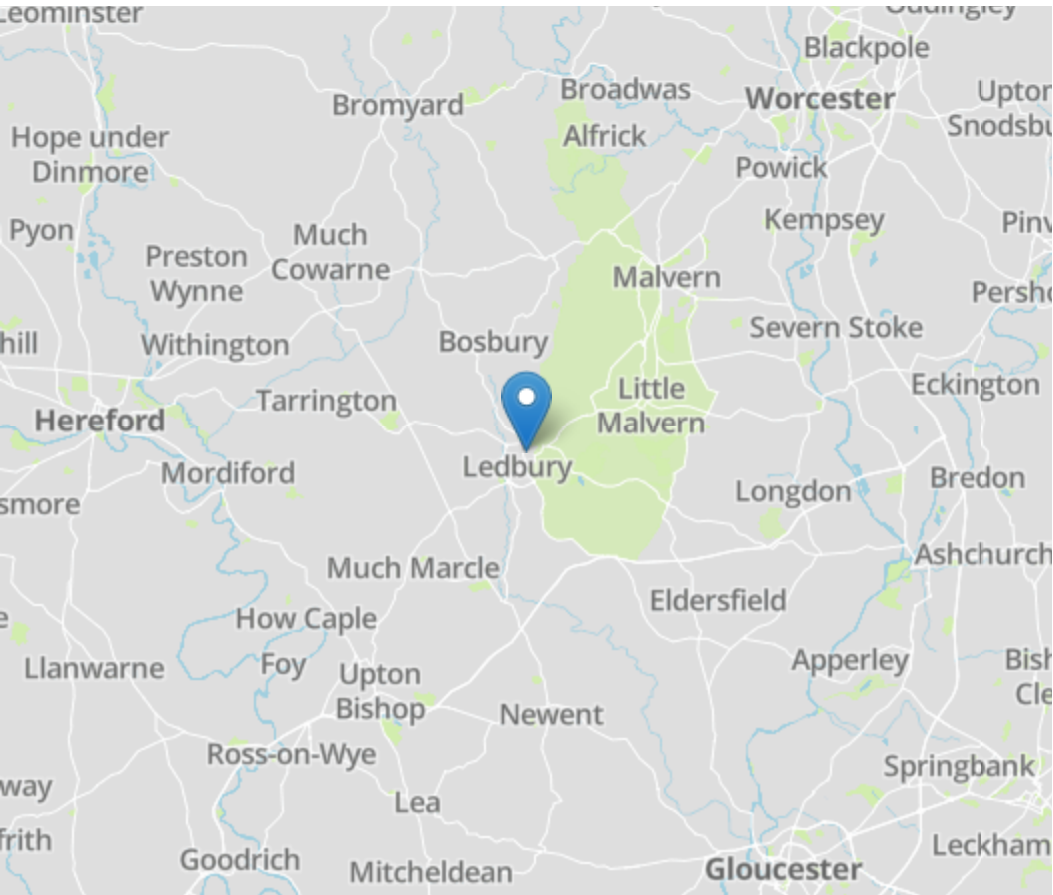




DIRECTIONS

From our office turn right into Bank Crescent, passing over the crossroads and as the road levels out the property can be found on the left hand side.



GENERAL INFORMATION

Tenure

Freehold

Services

Mains Electricity, Water and Drainage are connected. Mains Gas available to the front of the property although currently not connected.

Outgoings

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

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

45 Bank Crescent
Ledbury HR8 1AE

£595,000



- Situated in a popular residential location within walking distance of Ledbury town centre.
- A spacious detached Chalet style property
- Ample Off Road Parking and Single Garage.
- Superb views over Ledbury and beyond

Hereford 01432 343477

Ledbury 01531 631177



Situation and Description

The New House is situated in a very popular residential location within walking distance of Ledbury town centre, and having superb views to the rear over Ledbury and beyond.

The property comprises an attractive Chalet style house which has been well maintained and updated and offers flexible accommodation with the opportunity to create a third bedroom or dressing room if required.

Reception Hall

With power points, radiator, doors to :

Cloakroom

With low flush w.c. wash basin, radiator

Dining Room

9' 10" x 9' 11" (3.00m x 3.02m) 9' 10" x 9' 11" (3.00m x 3.02m) With window to front, radiator, power points, serving hatch, wall light points.

Breakfast Kitchen

9' 11" x 15' 09" (3.02m x 4.80m) With window to rear enjoying views over the garden, range of laminate worktops with cupboards and drawers under, stainless steel sink unit, range of eye level wall cupboards, integrated double oven and electric hob, space for fridge/freezer. Radiator, power points. Door to :

Utility Room

5' 11" x 8' 04" (1.80m x 2.54m) With window to rear, stainless steel sink unit, spaces for washing machine and tumble drier, Unit housing electric boiler providing central heating and hot water.

Lounge

11' 11" x 26' 0" (3.63m x 7.92m) Having windows to front and rear, Adam style fireplace with living flame electric fire, radiators, power points. Door to :

Sun room

6' 10" x 9' 4" (2.08m x 2.84m) With radiator, power point, integrated fan, double doors opening onto Balcony with extensive views over Ledbury and beyond.

First Floor

Landing

With study area, power points, hatch to loft space doors off to :

Master Bedroom

11' 10" x 20' 10" (3.61m x 6.35m) With windows to front and rear enjoying views over Ledbury and beyond, radiator, power points, built in storage cupboard (potential to create dressing room or third bedroom if required)

Bathroom

6' 07" x 9' 08" (2.01m x 2.95m) With window to rear, corner shower, low flush w.c. wash basin.

Bedroom

7' 11" x 14' 11" (2.41m x 4.55m) With window to front, radiator, power points, Double doors to fitted wardrobes, door to :

En Suite

5' 07" x 6' 02" (1.70m x 1.88m) With window to rear, panelled bath with shower over, low flush w.c., wash basin, radiator,

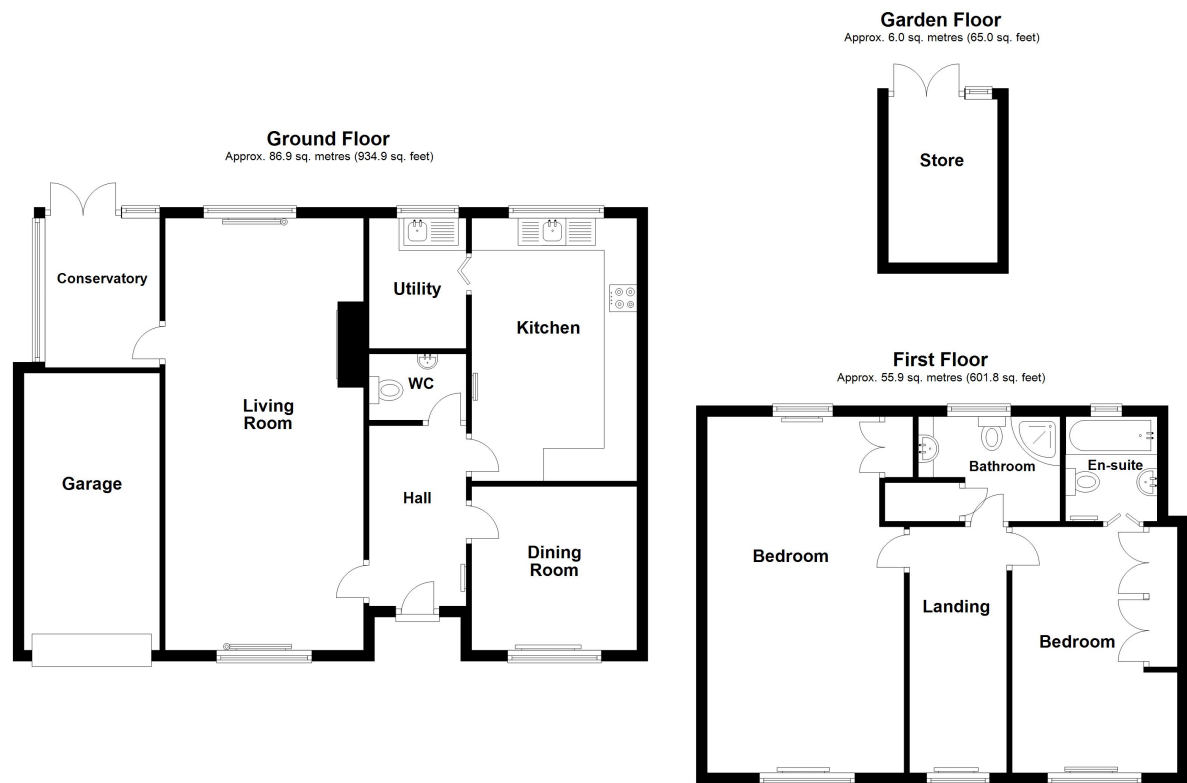
Outside

The property is approached from Bank Crescent over a tarmacadam driveway having parking area for several vehicles and leading to the single garage.

There is an extensive raised flower bed to front and a side gate gives access to the rear garden which comprises a large paved sun terrace and steps down to a gravelled area interspersed with mature trees and hedging.

Glazed doors lead to a useful room ideal for Home Office, Summer House or garden store.

The garden is bordered on all sides by fencing and mature hedging offering considerable privacy.



Total area: approx. 148.8 sq. metres (1601.8 sq. feet)
45 Bank Crescent, Ledbury

Garage

The attached garage has an electric roller door, power and light connected and hatch to useful roof storage area.



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...

- ☒ Lounge
26'x11'11" (3.63m x 7.92m)
- ☒ Dining Room
9'10 a 9'11 (3m x 3.02m)
- ☒ Kitchen
9'11 x 15'09 (3.02m x 4.90m)
- ☒ Master Bedroom
11'10 x 20'10 (3.61m x 6.35m)
- ☒ Bedroom Two
14'11 x 7'11 (2.41m x 4.55m)

And there's more...

- ☒ Superb Views over Ledbury and Beyond
- ☒ Detached Chalet Style property
- ☒ Two Bedrooms
- ☒ Two Bathrooms
- ☒ Private Garden
- ☒ Ample Parking
- ☒ Garage
- ☒
- ☒