



GENERAL INFORMATION

Tenure

Freehold.

Services

Service: All mains services are connected.

Outgoings

Council Tax: Band B

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

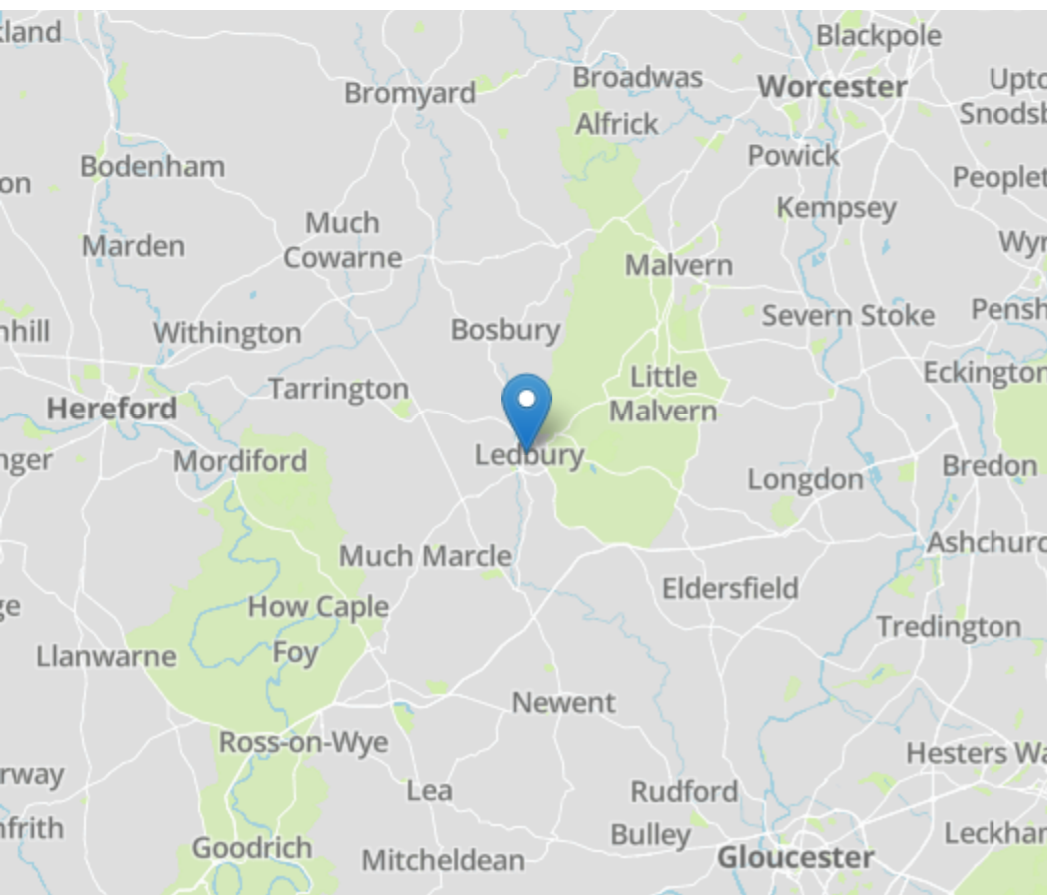
8 Oatleys Terrace
Ledbury HR8 2BX

£279,950



DIRECTIONS

From our office turn right into Bye Street and proceed through Bridge Street, take the third turn left into Oatleys Crescent, then take the first left into Oatleys Terrace, where the property can be found on the left hand side as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		62	

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 cul-de-sac location within walking distance of Ledbury town centre.
- An immaculately presented semi-detached house.
- Large Conservatory.
- Three Bedrooms.
- Large Garden to rear.
- Ample off road parking.

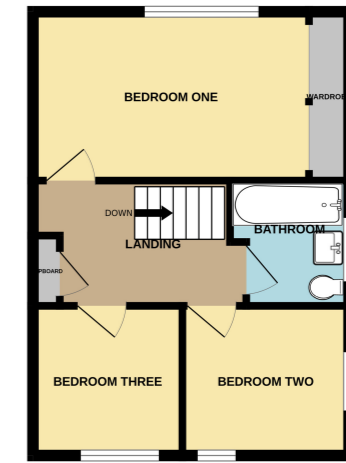
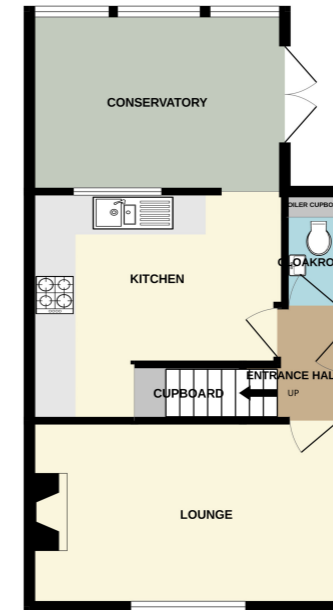
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.
Made with Metrage 0209

8 Oatleys Terrace

Situation and Description

Oatleys Terrace is a quiet cul-de-sac situated within easy walking distance of Ledbury town centre. Number 8 offers immaculately presented accommodation throughout to include lounge with feature woodburning stove, good size conservatory, three bedrooms, large garden and ample off road parking, and full gas central heating and double glazing.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with window to side, power points, telephone point, stairs to first floor. Doors:

Cloakroom

with window to side, low flush w.c. vanity unit with wash basin with cupboards under, ladder style radiator, cupboard housing the central heating boiler.

Lounge

16' 1" x 10' 11" (4.90m x 3.33m) with window to front, feature fireplace with wood burning stove with wooden mantle over and tiled hearth, radiator, power points, wood effect floor.

Kitchen

12' 5" x 11' 11" (3.78m x 3.63m) with window to rear, range of hardwood worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in ceramic hob with oven under and stainless steel extractor hood over, eye level wall cupboards, integrated dishwasher, space for fridge/freezer, tiled splashbacks, power points, useful Understairs Storage Area. Opening to:

Conservatory

13' 7" x 9' 5" (4.14m x 2.87m) with double doors opening onto the garden, power points.

First Floor

Landing

with hatch to roof space, radiator, power points, door to Storage Cupboard. Doors

to:

Bedroom One

12' 11" x 9' 1" (3.94m x 2.77m) with window to rear overlooking the garden, radiator, power points, wardrobe recess.

Bedroom Two

8' 6" x 7' 5" (2.59m x 2.26m) with window to front and side, radiator, power points.

Bedroom Three

7' 4" x 7' 11" (2.24m x 2.41m) with window to front, radiator, power points.

Bathroom

with window to side, panelled bath with shower over, low flush w.c., vanity unit with wash basin with cupboards under, tiled splashbacks, ladder style radiator, extractor fan.

Outside

Approach

The property is approached from Oatleys Terrace via a tarmacadam driveway with lawned foregarden.

Garden

The rear garden can be accessed via a

wooden side gate and comprises a raised decked area with large Garden Shed/Workshop. Steps lead to a large lawn edged by well stocked shrub and floral beds, this then leads to an orchard area with mature apple and pear trees and useful former Anderson Shelter, there is ample space for those who wish to have there own vegetable garden. The garden is enclosed on all sides by fencing making is secure for both pets and children.



At a glance...

- Lounge
16'1 x 10'11 (4.90m x 3.33m)
- Kitchen
12'5 x 11'11 (3.78m x 3.63m)
- Conservatory
13'7 x 9'5 (4.14m x 2.87m)
- Bedroom One
12'11 x 9'1 (3.94m x 2.77m)
- Bedroom Two
8'6 x 7'5 (2.59m x 2.26m)
- Bedroom Three
7'4 x 7'11 (2.24m x 2.41m)

And there's more...

- Immaculately Presented Throughout.
- Semi-Detached House.
- Three Bedrooms.
- Large Garden.
- Ample Off Road Parking.

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.