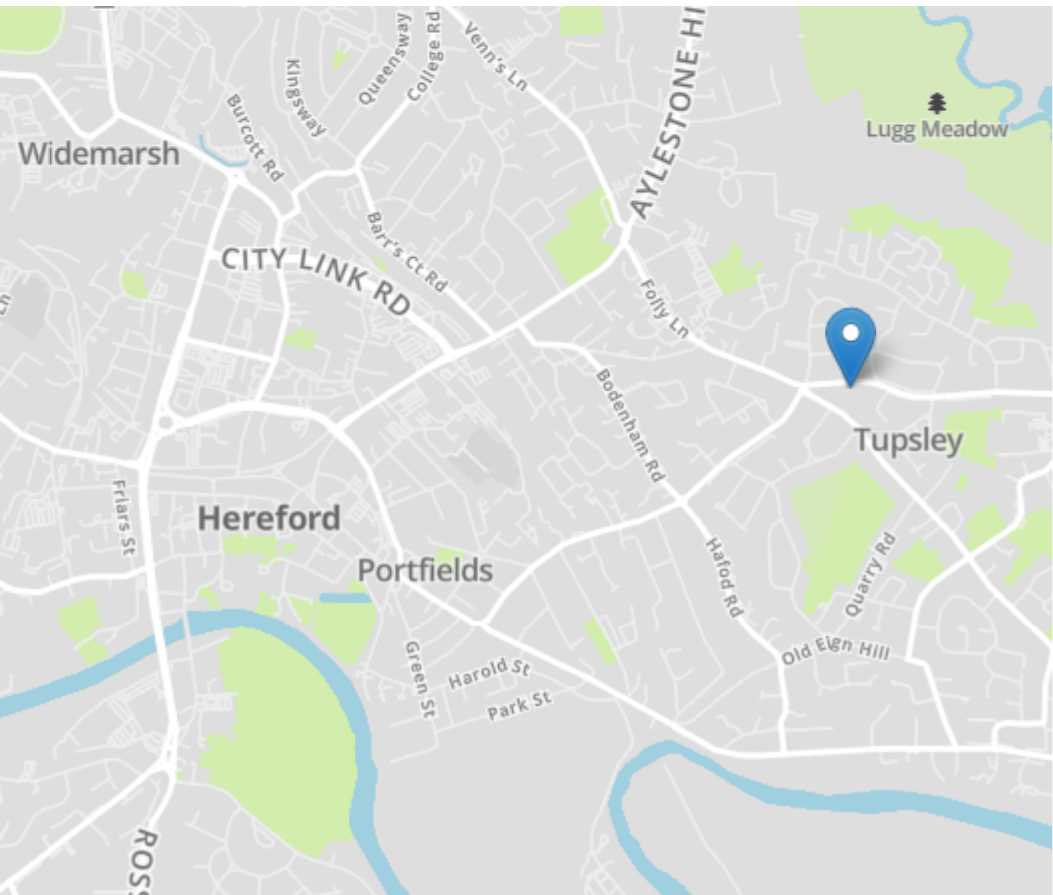




DIRECTIONS

Proceed north on Victoria Street/A49, and continue for approx. 0.3miles; at the roundabout, take the second exit onto Newmarket Street/A438, and continue for approx. 0.7miles; turn left onto St Owen's Street/A438 and go through the roundabout, after approx. 1.1miles, the property will be on the right hand-side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///frames.rich.cycle



GENERAL INFORMATION

Tenure

Leasehold, on a 999 year lease commencing 1985.

Services

Mains water (metered), electricity and drainage are connected. Telephone (subject to transfer regulations). Electric night storage heating operating on Economy 7 Tariff.

Outgoings

Council tax band 'A'

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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		
	66	76

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.

Flat 3, 262 Ledbury Road
Hereford HR1 1QD

£150,000



• spacious top floor apartment • parking and communal gardens • highly desirable location • NO ONWARD CHAIN

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Pleasantly located on a corner position just off Ledbury Road, at the junction to Farr close, one mile east of Hereford city centre. This self-contained second floor apartment enjoys two bedrooms and charming views to both the front and the rear. Available amenities close by include, Co-op store, two family pubs, schools and colleagues within walking distance and a local bus service. This well proportioned 2 bedroomed apartment cannot be sold for investment purchase but would be ideal for a first time buyer. It benefits from uPVC double-glazed windows and background electric night storage heaters.

Ground Floor

The door opens into the communal hallway, and the stairs from the ground floor lead to:

First Floor

Landing

Door leads to:

Hallway

Double-glazed window with outlook onto garden, night storage heater.

Stairs lead to:

Second Floor

Landing

having airing cupboard with hanging rail and housing the hot water tank, access to useful storage space with sliding ladder and light.

Door to:

Living/Dining Room

3.23m x 3.91m (10' 7" x 12' 10")

Useful built-in storage cupboard, night storage heater, two double-glazed windows with front and side aspect. Access to:

Kitchen

A range of matching wall and base units with adjoining worktop, integrated dishwasher, free-standing washing machine, additional working surface with storage below, integrated four ring ceramic hob with extractor fan above and oven below, power points and tiled flooring,

Bedroom 1

3.27m x 3.45m (10' 9" x 11' 4")

having fitted electric convector heater, double-glazed window with front aspect, built-in wardrobe with shelf and hanging rail. Power points.

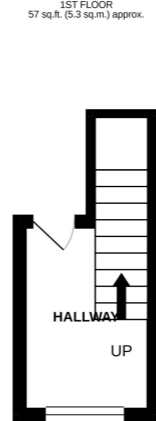
Bedroom 2

3.25m x 3.42m (10' 8" x 11' 3")

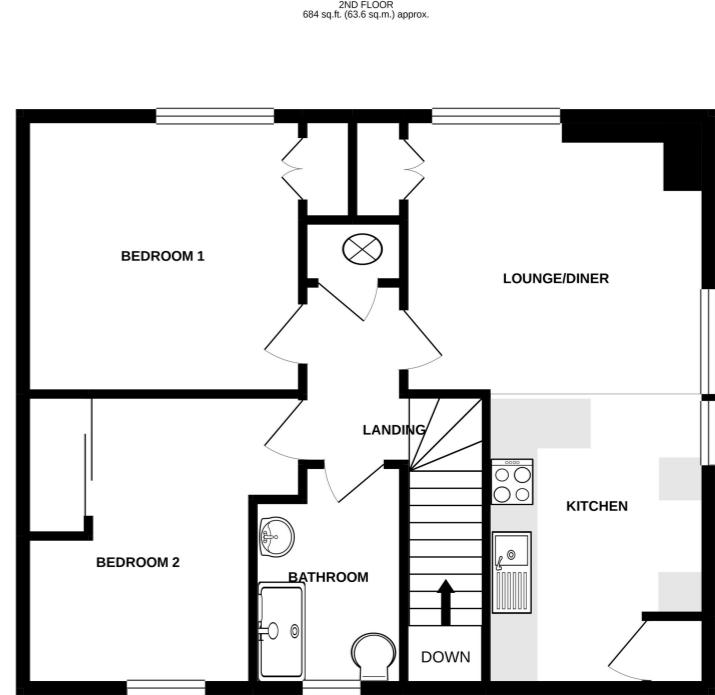
having fitted electric convector heater, double-glazed window with outlook to the rear, fitted double wardrobe with shelf, hanging rail and sliding mirror doors and power points.

Shower Room

White suite including tiled shower cubicle and Mira Sport electric fitment, wash hand basin with mixer tap and storage cupboard below, low-level WC, part-tiled walls and tiled floor.



1ST FLOOR
57 sq.ft. (5.3 sq.m.) approx.



2ND FLOOR
684 sq.ft. (63.6 sq.m.) approx.

TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.
Made with Metropix ©2021

OUTSIDE

The apartment has an open communal parking area at the front with one allocated space, and a guest space. Outside meter cupboard. From the parking area an ornamental iron gateway leads to an enclosed garden at the rear, which is shared jointly by all three occupants of the property. The gardens are contain mainly within brick walls and include a patio, small area of lawn, bin storage area, flowerbeds and borders with a variety of shrubs and bushes. The garden provides considerable privacy for the residents.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✓ Living/Dining Room 3.23m x 3.91m (10' 7" x 12' 10")
- Bedroom One 3.27m x 3.45m (10' 9" x 11' 4")
- ✓ Bedroom Two 3.25m x 3.42m (10' 8" x 11' 3")

And there's more...

- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ No onwads chain