



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

14 Lady Somerset Drive
Ledbury HR8 2FF

£289,950



DIRECTIONS

From our office continue on The Homend towards the railway station, continue on the Hereford Road, at the roundabout take the first exit into New Mills Way, take the third right into Prince Rupert Road, take the First right into Lady Somerset Drive, the property can be found on the right hand side at the end of the cul-de-sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	54
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

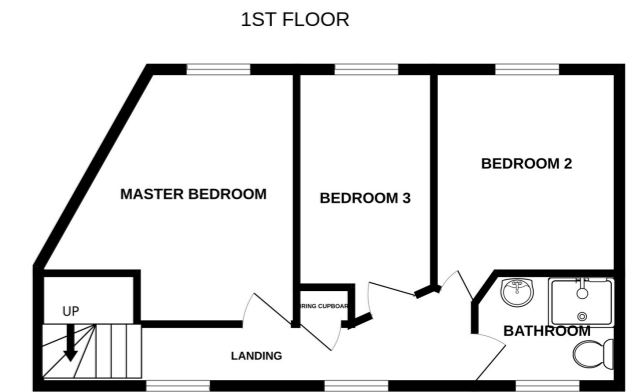
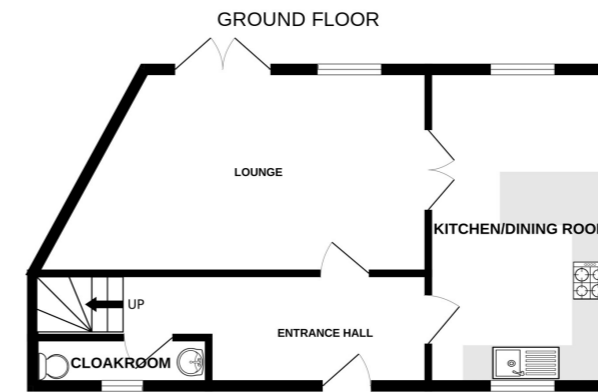
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 quiet cul-de-sac location within the New Mills development.
- A modern semi-detached house.
- Three Bedrooms.
- Enclosed Garden.
- Garage and Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



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14 Lady Somerset Drive

Situation and Description

14 Lady Somerset Drive is situated in a peaceful cul-de-sac location on the New Mills development which is easily accessible from Ledbury town centre. The property offers well presented accommodation throughout to include Kitchen/Dining Room, Lounge, Three Bedrooms, Bathroom, Enclosed Garden, Garage and Off Road Parking.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with radiator, power points, telephone point, laminate flooring. Doors to:

Cloakroom

with window to front, low flush w.c., vanity unit with inset wash basin with cupboard under, tiled splashbacks, radiator.

Kitchen/Dining Room

9' 7" x 16' 4" (2.92m x 4.98m) with window to front and rear, range of laminate worktops with cupboards and drawers under, inset sink with drainer, eye level wall cupboards, built-in four ring gas hob with electric oven under and stainless steel extractor hood over, integrated washing machine, dishwasher, fridge and freezer, tiled splashbacks, power points, two radiators, double doors to:

Lounge

10' 10" x 20' 8" max (3.30m x 6.30m max) with double doors and window to rear overlooking the garden, radiators, power points, T.V point, door to Reception Hall.

First Floor

Landing

with two window to front, hatch to roof space, door to Airing Cupboard housing the wall mounted Baxi central heating boiler. Doors to:

Bedroom One

8' 3" x 13' 1" max (2.51m x 3.99m max) with window to rear, radiator, power points, telephone point.

Bedroom Two

9' 5" x 10' 4" (2.87m x 3.15m) with window to rear, radiator, power points.

Bedroom Three

7' 2" x 10' 5" (2.18m x 3.17m) with window to rear, radiator, power points.

Bathroom

with window to front, shower cubicle with rainfall shower head, vanity unit with inset wash basin and cupboards under, tiled splashbacks, extractor fan, ladder style radiator.

Outside

Approach

The property is approached from Lady Somerset Drive via a tarmacadam pathway with attractive railing and grassed area to front. To the side of the property is a tarmacadam parking area

leading to:

Garage

8' 3" x 16' 2" (2.51m x 4.93m) with up and over door and parking to the side.

Garden

The rear garden can be accessed via a wooden side gate and comprises a grassed area with well stocked shrub and floral borders, Garden Shed, a pergola and step leads to a raised gravelled seating area. The garden is fenced on all sides.



At a glance...

- Kitchen/Dining Room
9'7 x 16'4 (2.92m x 4.98m)
- Lounge
10'10 x 20'8 max (3.30m x 6.30m max)
- Bedroom One
8'3 x 13'1 max (2.51m max x 3.99m)
- Bedroom Two
9'5 x 10'4 (2.87m x 3.15m)
- Bedroom Three
7'2 x 10'5 (2.18m x 3.17m)
- Garage
8'3 x 16'2 (2.51m x 4.93m)

And there's more...

- Set in a cul-de-sac location.
- Semi-Detached House.
- Three Bedrooms.
- Enclosed Garden.
- Garage.
- 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.