

19 Hasnett Road
Ledbury HR8 2FX

£229,000



- Set in a cul-de-sac location.
- A well presented semi-detached house.
- Two Bedrooms.
- Enclosed Rear Garden.
- Off Road Parking.

19 Hasnett Road

Situation and Description

19 Hasnett Road is situated in a cul-de-sac location within easy walking distance of Ledbury town centre. The property offers well presented accommodation throughout to include kitchen, lounge/dining room, two double bedrooms, bathroom, enclosed garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, telephone point, tiled floor, doors to:

Cloakroom

with window to front, low flush w.c., wash basin, radiator, tiled floor, tiled splashbacks.

Kitchen

2.79m x 1.65m (9' 2" x 5' 5") with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink, built-in four ring gas hob with electric oven under and extractor hood over, space for washing machine and fridge/freezer, wall mounted central heating boiler, eye level wall cupboards, tiled splashbacks, power points, radiator, tiled flooring.

Lounge/Dining Room

4.24m x 3.53m (13' 11" x 11' 7") with double doors to rear leading to garden, T.V point, power points, two radiators, door to Understairs Storage Cupboard.

First Floor

Landing

with hatch to roof space, power points, doors to:

Bedroom One

3.53m x 2.49m (11' 7" x 8' 2") with window to rear overlooking garden, radiator, power points.

Bedroom Two

3.53m max x 2.82m (11' 7" max x 9' 3") with window to front, radiator, power points, sliding mirrored doors to fitted wardrobes, door to Airing Cupboard with shelving and radiator.

Bathroom

with window to side, shower cubicle with shower, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, radiator.

Outside

Garden

The property is approached from Hasnett Road via a paved parking space, with adjacent gravelled area.

The rear garden is accessed via a wooden side gate and comprises a paved area with steps leading to a raised gravelled area with inset well stocked shrub and floral beds. To the rear of the garden is a Garden Shed. The garden is enclosed on all sides and enjoys a south facing aspect.

GENERAL INFORMATION

Tenure

Freehold.

Services

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

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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 - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



TOTAL FLOOR AREA: 563 sq.ft. (48.5 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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