



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band D

**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

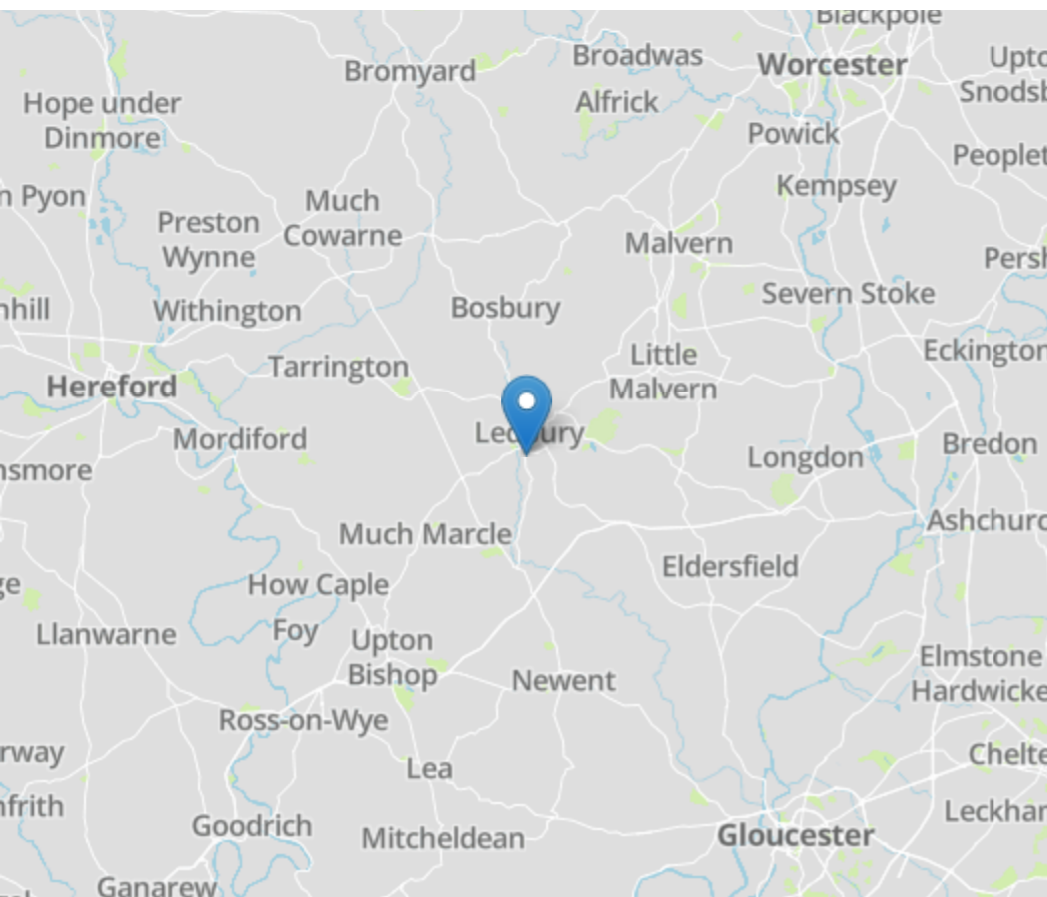
9 Hopkins Cross  
Ledbury HR8 2GX

**£389,950**



**DIRECTIONS**

From our office continue onto the The Southend, at the roundabout take the second right onto Leodon Way, at the next round about take the first exit into Kipling Road, take the second right into Hopkins Cross where the property can be found on the right hand side.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | A       | 94        |
| (81-91)                                     | B       | 84        |
| (69-80)                                     | C       |           |
| (55-68)                                     | D       |           |
| (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 on the popular Hawk Rise development.
- A Well Presented Detached House.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.

Hereford 01432 343477

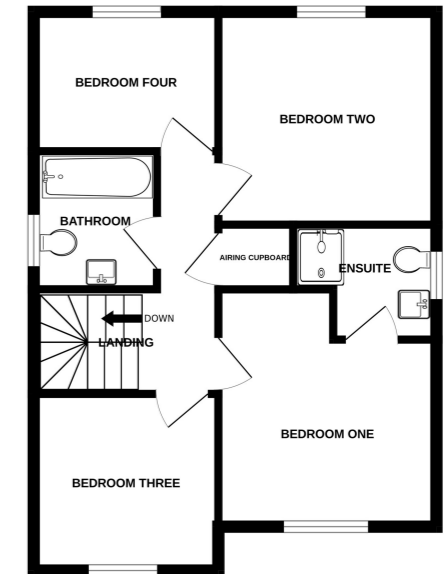
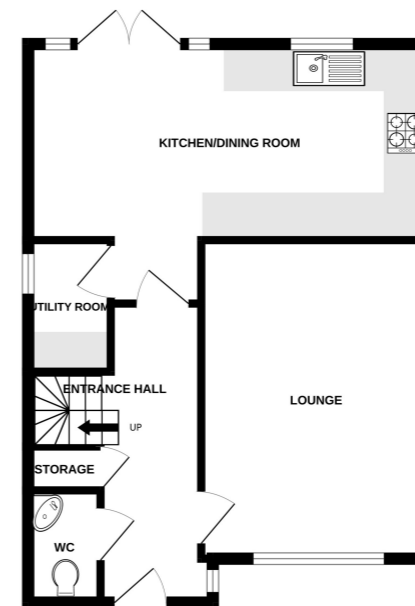
Ledbury 01531 631177





GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.  
Made with Metropix ©2024

## 9 Hopkins Cross

### Situation and Description

9 Hopkins Cross is situated on the popular Hawk Rise development on the outskirts of Ledbury town centre. The property offers well presented accommodation to include Lounge, Kitchen/Dining Room, Four Bedrooms with En-suite to Master Bedroom, Family Bathroom, Enclosed Garden, Garage and Ample Off Road Parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with window to side, radiator, power points, door to Storage Cupboard with shelving and hanging rail. Doors to:

#### Cloakroom

with low flush w.c., wash basin, radiator, extractor fan.

#### Lounge

11' 0" x 15' 5" (3.35m x 4.70m) with window to front, radiators, power points,

wall lights.

#### Kitchen/Dining Room

9' 7" x 19' 4" (2.92m x 5.89m) with window and double doors to rear opening onto the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in electric hob with oven below and stainless steel extractor hood over, eye level wall cupboards, integrated fridge/freezer and dishwasher, wall mounted Ideal central heating boiler, radiator, power points. Door to:

#### Utility Room

with window to side, laminate worktops with space for washing machine, tumble dryer, radiator, power points, extractor fan.

### First Floor

#### Landing

with window to side, hatch to roof space, radiator, power points, door to Storage Cupboard with shelving. Doors to:

#### Bedroom One

10' 0" x 8' 10" (3.05m x 2.69m) with window to front, radiator, power points,

door to:

#### En-Suite

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

#### Bedroom Two

10' 0" x 10' 2" (3.05m x 3.10m) with window to rear overlooking the garden, radiator, power points.

#### Bedroom Three

9' 0" x 8' 4" (2.74m x 2.54m) with window to front, radiator, power points.

#### Bedroom Four

9' 2" x 6' 8" (2.79m x 2.03m) with window to rear, radiator, power points.

#### Bathroom

with window to side, panelled bath with shower over, low flush w.c., pedestal wash basin, ceramic tiled splashbacks, extractor fan, radiator.

### Outside

#### Approach

The property is approached from Hopkins

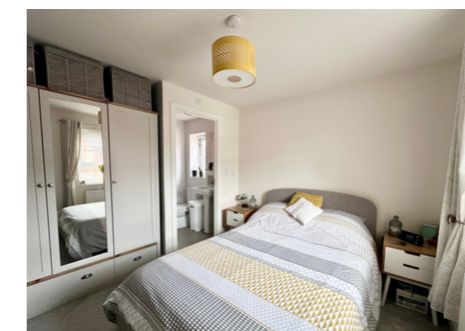
Cross via a tarmac driveway with parking for 2 cars, adjacent well stocked foregarden with steps leading to the front door.

### Garage

8' 7" x 17' 2" (2.62m x 5.23m) with up and over, power and light connected.

### Garden

The rear garden can be accessed via a wooden side gate and comprises a patio and adjacent good sized lawn. The garden is bound by fencing on all sides and offers security for both pets and children.



### At a glance...

- Lounge  
11' x 15'5 (3.35m x 4.70m)
- Kitchen/Dining Room  
9'7 x 19'4 (2.92m x 5.89m)
- Bedroom One  
10' x 8'10 (3.05m x 2.69m)
- Bedroom Two  
10' x 10'2 (3.05m x 3.10m)
- Bedroom Three  
9' x 8'4 (2.74m x 2.54m)
- Bedroom Four  
9'2 x 6'8m x (2.79m x 2.03m)
- Garage  
8'7 x 17'2 (2.62m x 5.23m)

### And there's more...

- Detached House.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and 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.