

12 Challenger Close  
Challenger Close Ledbury HR8 2PW

**£345,000**



- Three Bedroom Detached House. • Cul de Sac location • Upvc Double Glazing and Gas Central Heating • Private Rear Garden. • Garage and off road parking

## 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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

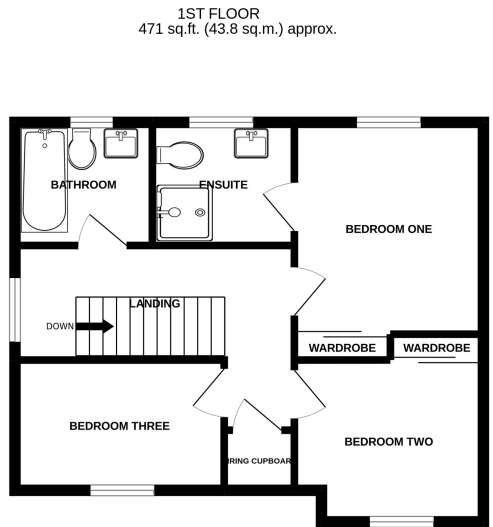
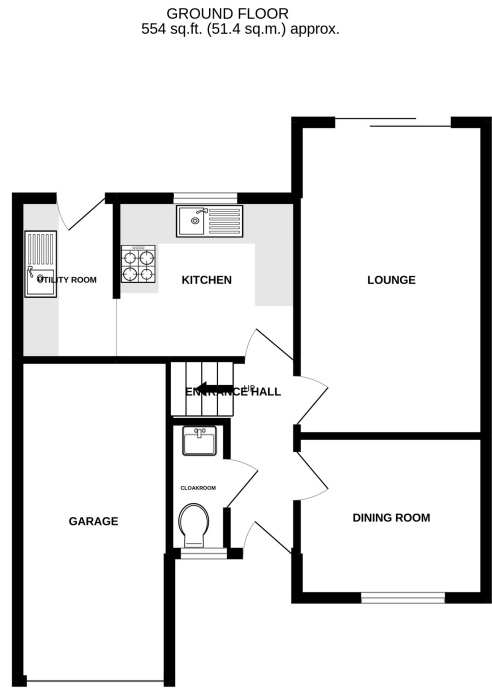
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.

## DIRECTIONS

From our office proceed along The Homend towards the railway station, then follow the road round to the left for Hereford. Take the first turning on your left into Golding Way, and then next left into Challenger Close, where No.12 can be found at the top of the cul de sac as indicated by our For Sale board.







TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.  
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## 12 Challenger Close

### Situation and Description

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The property is situated on the edge of the popular New Mills development which is within walking distance of Ledbury town centre and railway station, but is also served by a regular bus service, located closely is the local primary school which can be accessed via a footpath/cycle path.

12 Challenger Close comprises an attractive modern detached house which enjoys the benefits of double glazing, gas central heating, garage and parking and private rear garden.

### Entrance Hall

Power point, doors leading to:

### Dining Room

8' 02" x 9' 8" (2.49m x 2.95m) With window to front, radiator, power points, telephone point.

### Cloakroom

With window to front, low flush w.c., wash hand basin with storage under, wash hand basin, radiator,

### Lounge

9' 08" x 16' 02" (2.95m x 4.93m) With sliding door to rear opening onto garden, power points, radiator, television point.

### Kitchen

8' 04" x 9' 1" (2.54m x 2.77m) With window to rear, range of worktops with cupboards and drawers under, eye level wall cupboards, stainless steel sink with drainer, ceramic hob with electric oven under, extractor hood over, power points, radiator, tiled splashbacks, archway to:

### Utility

5' 0" x 8' 04" (1.52m x 2.54m) With door to rear, range of worktops with cupboards under, eye level wall cupboard, sink with drainer, wall mounted central heating boiler, space and plumbing for washing machine, fridge/freezer,dishwasher, tiled splashbacks, power points, radiator.

### First floor

### Landing

With hatch to roof space, door to Airing cupboard housing hot water cylinder, power points, radiator.

### Master Bedroom

9' 11" x 11' 01" (3.02m x 3.38m) With window to rear, power points, radiator, double doors to fitted wardrobe, door to:

### En-suite

With window to rear, corner shower cubicle, low flush w.c., pedestal wash hand basin, tiled splashbacks, extractor fan.

### Bedroom Two

8' 05" x 11' 01" (2.57m x 3.38m) With window to front, radiator, power points, double doors to built in wardrobes.

### Bedroom Three

6' 05" x 10' 03" (1.96m x 3.12m) With window to front, radiator, power power points.

### Bathroom

With window to rear, panelled bath with shower over, low flush w.c., pedestal wash hand basin.

### Outside

### Garden

The property is approached over a block paved private driveway leading to the front which comprises a parking area and garage, and attractive lawned area to front with shrub and floral beds.

The rear garden can be accessed via a side gate and comprises a patio area and flower beds, garden shed and mature trees to the rear. The property is enclosed on all sides making it safe for children and pets.

### Garage

7' 10" x 16' 09" (2.39m x 5.11m) With roller door, power and light connected.

### 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.



### At a glance...

- ✓ Dining Room  
8'2 x 9'8 (2.49 x 2.95)
- ✓ Kitchen  
8'4 x 9'2 (2.54 x 2.77)
- ✓ Lounge  
16'2 x 9'8 (4.93m x 2.95m)
- ✓ Utility  
5'0 x 8'4 (1.52 x 2.54)
- ✓ Bedroom 1  
9'11 x 11'1 (3.02 x 3.38)
- ✓ Bedroom 2  
8'5 x 11'01 (2.57 x 3.38)
- ✓ Bedroom 3  
6'5 x 10'3 (1.96 x 3.12)

### And there's more...

- ✓ Attractive Detached Modern House
- ✓ Upvc Double Glazing and Gas Central Heating
- ✓ Private rear garden
- ✓ Garage and off road parking
- ✓ Quiet cul de sac location