

Eastnor House, The Loft Worcester Road
Ledbury HR8 1PL

£175,000



- Set within walking distance of Ledbury town centre.
- Allocated Off Road Parking.
- Character Features Throughout.
- One bedroom.
- Large galleryed landing suitable for work from home.

Inside

Entrance Hall

with built in display/storage unit, radiator, door to under stairs storage cupboard.

Doors to:

Kitchen

5'06" x 11'04" (1.67m x 3.45m) with window to front, range of laminate worktops with cupboards and drawers under, inset round stainless steel sink, built-in electric oven under and extractor hood over, eye level wall cupboards, space for washing machine and fridge, power points.

Lounge

10'01" x 11'05" (3.07m x 3.47m) with two windows to front, radiator, wooden beam detailing, power points, T.V point, door to Entrance Hall.

Bedroom

12'08" max x 9'03" (3.86m x 2.81m) with window to side, vaulted ceiling with beam details, power points, radiator, feature corner window with view of galleried landing.

Landing

with floor height windows to front, beam detailing, radiator, doors to:

Shower Room

shower cubicle, low flush w.c, freestanding sink, tiled splash back, wall panelling and inset storage.

Outside

Approach

The Loft can be accessed via a gravelled driveway from Worcester Road, which leads to a large gravelled parking area with The Loft benefiting from one space.

GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services will be 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

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.

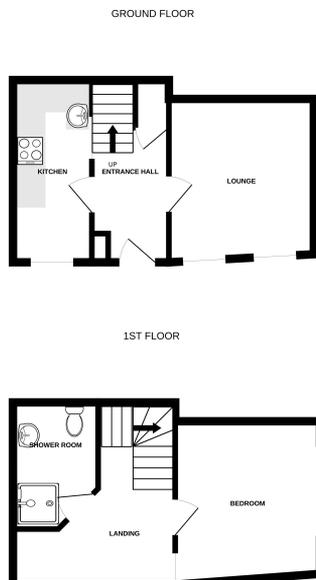
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	71	
(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	

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