51 Childer Road

Ledbury HR8 2FW

£225,000

• Spacious semi detached house • Two Double Bedrooms. • Parking for Several Vehicles.
• No Onward Chain. • Large corner plot garden with space for development (stpp)

Hereford 01432 343477 **Ledbury 01531 631177**

51 Childer Road

Situation and Description

51 Childer Road is situated in a cul-de-sac location with no passing traffic. The property offers good size accommodation to include, kitchen/dining room, lounge. conservatory, two double bedrooms, bathroom, good size garden and parking for several vehicles.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

With power points, door to:

Cloakroom

With window to front, low flush w.c, radiator, wash hand basin, tiled splashbacks.

Kitchen/Dining Room

12' 6" x 13' 10" max (3.81m x 4.22m max) with window to front, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four ring gas hob with oven under and extractor hood over, space for washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, power points, radiator. Door to:

Lounge

12' 6" x 12' 7" (3.81m x 3.84m) with radiator, power points, T.V point, stairs to first floor. Sliding patio doors to:

Conservatory

7' 7" x 11' 10" (2.31m x 3.61m) with double doors opening onto the garden, power points.

First Floor

Landing

with window to side, hatch to roof space, doors to:

Bedroom

8' 7" x 12' 7" (2.62m x 3.84m) with window to rear, radiator, power points, double doors to built-in wardrobes.

Bathroom

with panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, door to Airing Cupboard housing the hot water tank.

Bedroom

12' 7" x 7' 11" (3.84m x 2.41m) with windows two front, radiator, power points, double doors to storage cupboard.

Outside

Approach

The property is approached from Childer Road via a tarmacadam parking space with adjacent block paved area offering further parking with raised shrub and floral beds. Double wooden gates lead to a sectional Garage situated to the side of the property.

Garden

The rear garden can be accessed via a wooden side gate and comprises a patio with adjacent lawn, steps to a further raised area with useful brick built shed. The garden is enclosed on all sides and offers considerable privacy and security.

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

www.stookehillandwalshe.co.uk

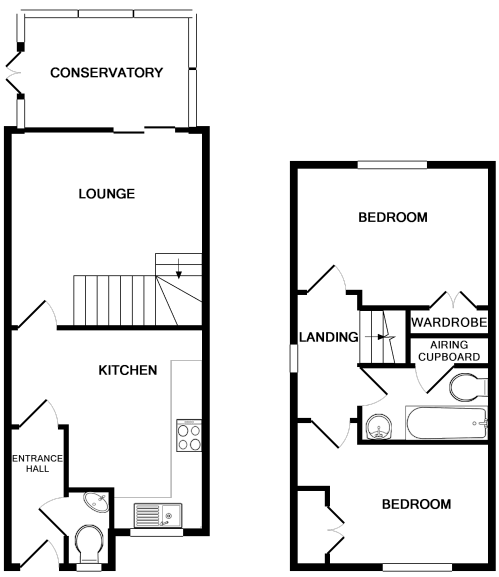
Offers

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



GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 321 SQ.FT.
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.5 SQ.M.)

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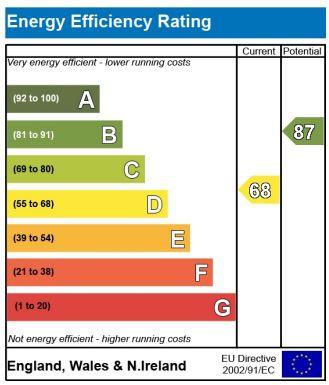

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