



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains service are connected.

Outgoings

Council Tax: Band C

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

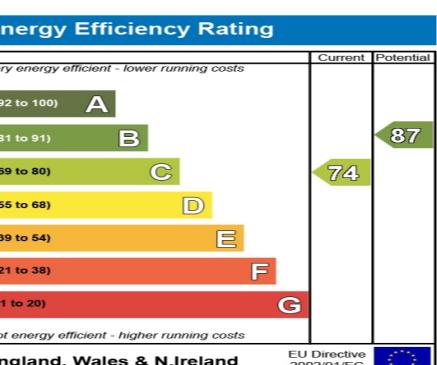
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

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



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 or 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.

**1 Plough Yard
Ledbury HR8 1EZ
£249,950**



- Tucked away behind the main street, close to town centre.
- A well presented semi-detached house.
- Three Bedrooms.
- Private Enclosed Garden.
- Off Road Parking Space Available to Rent.

Hereford 01432 343477

Ledbury 01531 631177



1 Plough Yard

Situation and Description

The property is tucked away behind The Homend and offers well presented accommodation throughout to include lounge, kitchen/dining room, three bedrooms, bathroom room, private enclosed garden, parking space available to rent (£500pa).

Internal viewing highly recommended and in more detail the accommodation comprises:

Ground Floor

Entrance Hall

with window to front, tiled flooring with underfloor heating, power points, door to Understairs Cupboard. Doors to:

Cloakroom

with low flush w.c., pedestal wash basin, tiled splashbacks, tiled flooring with underfloor heating.

Kitchen/Dining Room

10' 7" x 10' 3" (3.23m x 3.12m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel 1 1/2 bowl sink with drainer, four ring Neff gas hob with Neff oven under and stainless steel extractor hood over, eye level wall cupboards, integrated fridge/freezer, tiled splashbacks, tiled flooring with underfloor heating, power points, wall mounted Worcester central heating boiler.

Lounge

17' 5" x 13' 0" (5.31m x 3.96m) with window and double doors to rear opening onto the garden, feature wall mounted Living Flame electric fire, power points, T.V point.

First Floor

Landing

with hatch to roof space, power points, door to Airing Cupboard housing the hot water tank. Doors to:

Bedroom One

13' 10" x 10' 0" (4.22m x 3.05m) with window to rear overlooking the garden, radiator, power points.

Bedroom Two

9' 10" x 7' 4" (3.00m x 2.24m) with window to front, radiator, power points.

Bedroom Three

10' 7" x 7' 0" (3.23m x 2.13m) with window to rear, radiator, power points.

Bathroom

with window to front, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, extractor.

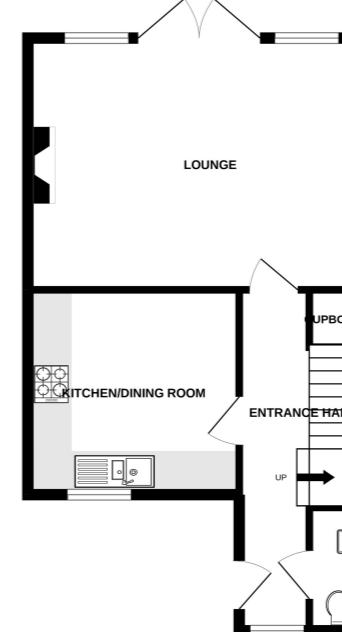
Outside

Garden

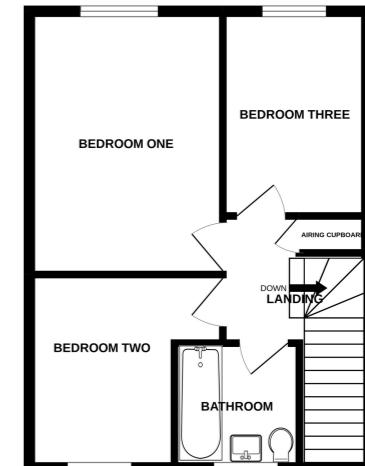
To the front of the property is a gravelled foregarden with inset mature shrubs.

The rear garden is accessed via a wooden side gate and comprises a

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.
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At a glance...

- Kitchen/Dining Room
10'7 x 10'3 (3.23m x 3.12m)
- Lounge 17'5 x 13' (5.31m x 3.96m)
- Bedroom One
13'10 x 10' (4.22m x 3.05m)
- Bedroom Two
9'10 x 7'4 (3m x 2.24m)
- Bedroom Three
10'7 x 7' (3.23m x 3.13m)

And there's more...

- Tucked behind Ledbury main street.
- Semi-Detached.
- Three Bedrooms.
- Private Enclosed Garden.
- Off Road Parking Space Available To Rent.