



DIRECTIONS

From our office proceed on The Homend, turn left into Plough Yard where the property can be found in the bottom right hand corner as indicated by the For Sale board.



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

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C	74	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		



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

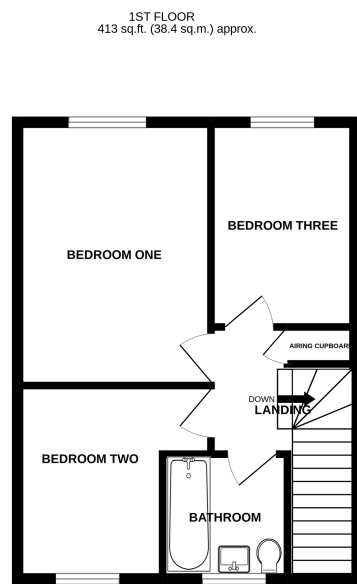
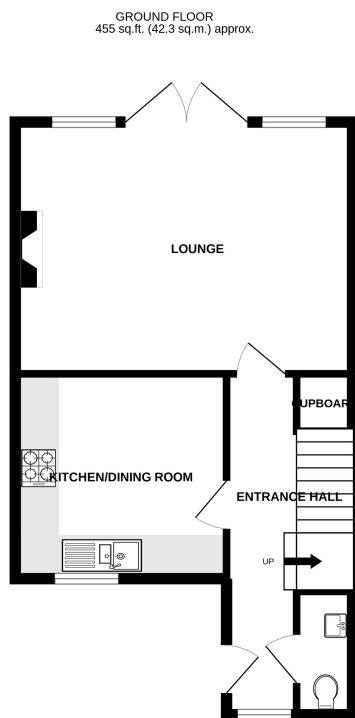
patio and lawn. The garden is enclosed on all sides and offers considerable privacy.

Parking

The vendor currently rent space Number 10 for approximately £500 per annum. This can be transferred to a new owner if required.

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.



TOTAL FLOOR AREA - 868 sq.ft. (80.7 sq.m.) approx.
Made with Metropix ©2022



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.