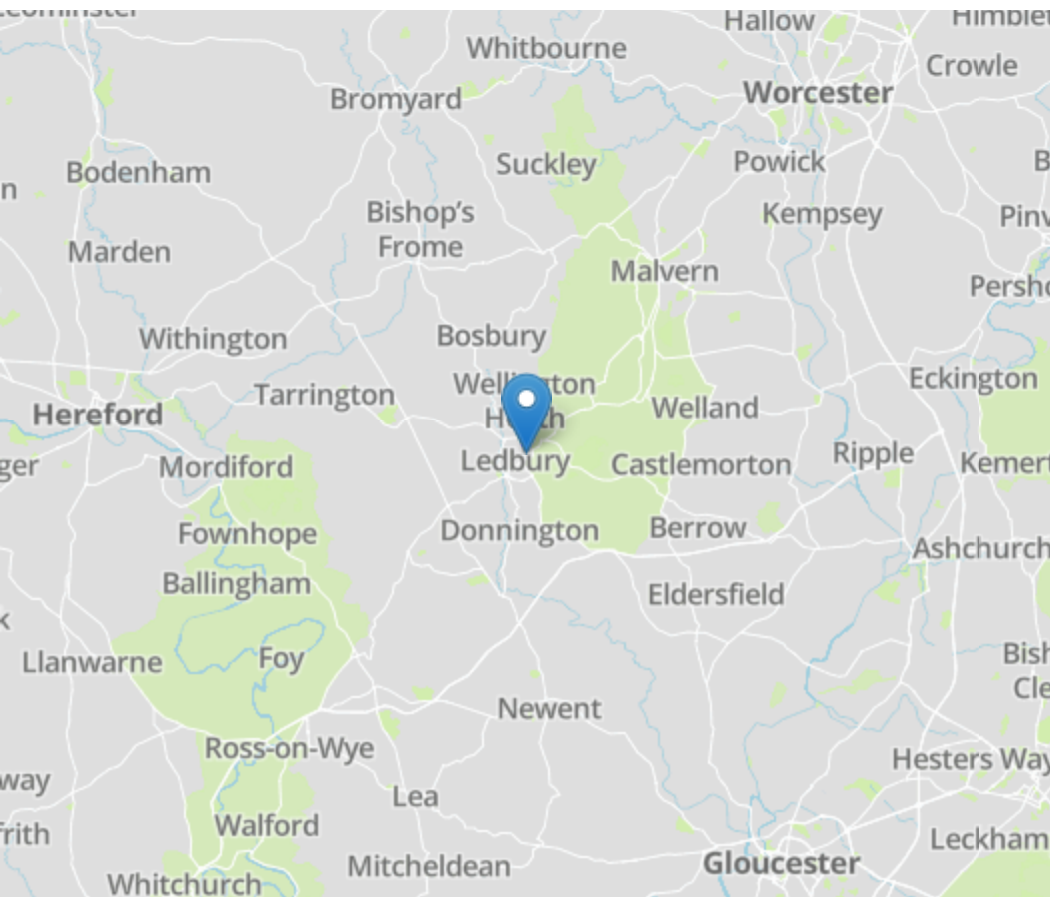




DIRECTIONS

From our office turn left into Church Street, where Upper Hall Close can be found at the top of the road on the left hand side.



GENERAL INFORMATION

Tenure

Leasehold - 961 years remaining.

Service Charge: approx. £3170.16 per annum.

Services

All mains services 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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

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

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.

15 Upperhall Close
Ledbury HR8 1SZ

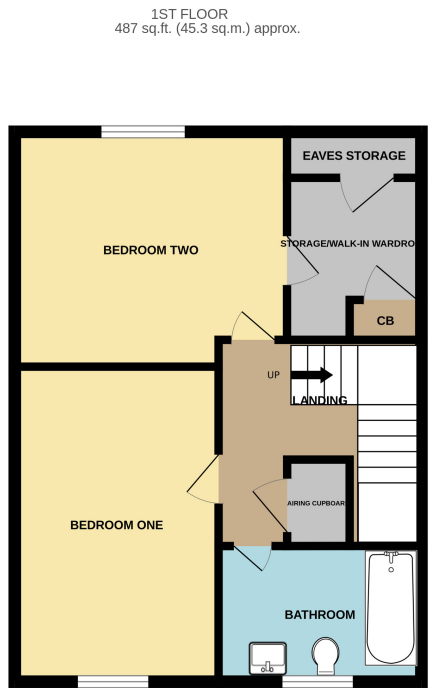
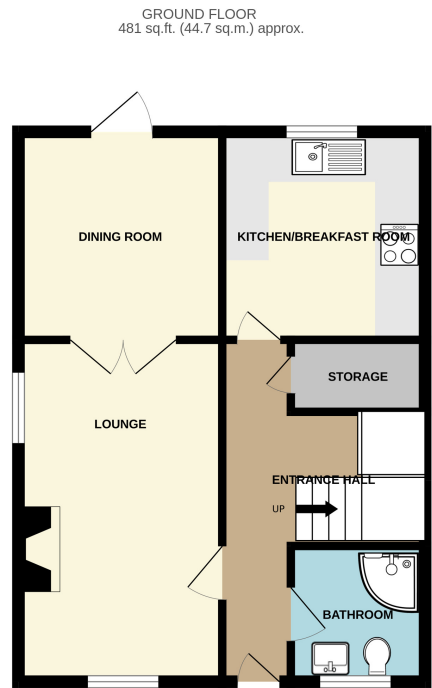
£330,000



- Within walking distance of Ledbury town centre.
- A spacious cottage style property.
- Two Bedrooms.
- Two Bathrooms.
- Private Enclosed Garden.
- No Onward Chain.
- Set within a delightful retirement complex for the over 55s

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.
Made with Metropix ©2025

15 Upperhall Close

Situation and Description

Upperhall Close is a delightful retirement complex for the over 55's within walking distance of Ledbury town centre. Number 15 is a spacious, cottage style, end-terraced house offering two bedrooms, two bathrooms, easily maintained, private garden.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, telephone point, door to Understairs Storage Cupboard. Door to:

Bathroom

5' 10" x 6' 4" (1.78m x 1.93m) with window to front, corner shower cubicle, vanity unit with inset wash basin and cupboard under, low flush w.c., ladder style radiator, tiled splashbacks, extractor fan, shaver point.

Kitchen/Breakfast Room

9' 6" x 9' 8" (2.90m x 2.95m) with window to rear overlooking the garden, range of

drawers under, inset sink with drainer, built-in four ring hob with oven under and extractor hood over, integrated dishwasher, space for fridge/freezer and washing machine, eye level wall cupboards, tiled splashbacks, power points, radiator, wall mounted central heating boiler.

Lounge

9' 6" x 15' 11" (2.90m x 4.85m) with window to front having pleasant outlook and window to side, Adam style fireplace with inset Living Flame electric fire, radiator, power points, T.V point, glazed double doors to:

Dining Room

9' 6" x 9' 9" (2.90m x 2.97m) with window and door to rear opening onto the garden, radiator, power points, TV point, hatch to Kitchen.

First Floor

Landing

with power points, door to Airing Cupboard with hot water tank and shelving. Doors to:

Bedroom One

9' 6" x 14' 8" (2.90m x 4.47m) with window to front, radiator, power points, TV point.

Bedroom Two

13' 0" x 8' 4" (3.96m x 2.54m) with window to rear, radiator, power points, door to Large Storage Cupboard with power points, door to eaves storage.

Bathroom

with window to front, walk-in bath with riser seat installed in 2021, vanity unit with inset wash hand basin, low flush w.c, ladder style radiator, extractor fan.

Outside

Approach

The property is approached via a pathway, through the communal gardens which lead to Number 15. To the front of the property is a gravelled foregarden with a wealth of inset shrub and floral beds and pleasant outlook. A useful garden store is also located just by the front door.

Garden

The rear garden can be accessed via a wooden rear gate and has been laid for easy maintenance to include a patio with raised shrub and floral beds, and Garden Shed. The garden is enclosed on all sides and offers considerable privacy.

Lease Information

Terms

There is currently 961 years remaining on the lease which is a 999 year lease which commenced in 1987.

The Service Charge is approximately £3170.16 per annum which includes communal gardening, buildings insurance and external repairs, maintenance and decoration, plus central heating maintenance and the services of a location manager and on-call emergency system.

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...

- ☒ Kitchen/Breakfast Room
9'6 x 9'8 (2.90m x 2.95m)
- ☒ Lounge
9'6 x 15'11 (2.90m x 4.85m)
- ☒ Dining Room
9'6 x 9'9 (2.90m x 2.97m)
- ☒ Bedroom One
9'6 x 14'8 (2.90m x 4.47m)
- ☒ Bedroom Two
13' x 8'4 (3.96m x 2.54m)

And there's more...

- ☒ Delightful Retirement Complex.
- ☒ Spacious Cottage Style Property.
- ☒ Two Bedrooms.
- ☒ Two Bathrooms.
- ☒ Private Garden.
- ☒ No Onward Chain.
- ☒