



GENERAL INFORMATION

Tenure
Freehold

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

8 Hopton Close
Ledbury HR8 2FD
£275,000



DIRECTIONS

From our office continue on The Homend towards the railway station, continue onto the Hereford Road, at the round about take the second exit onto Leaddon Way, at the next round about take the first exit onto New Mills Way, take the first left into Prince Rupert Road, take the first right into Hopton Close where the property can be found straight in front as indicated by the For Sale board.



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.



- Set in a cul-de-sac location.
- Immaculately Presented Semi-Detached House.
- Three Bedrooms.
- Two Reception Rooms.
- Private Garden.
- Garage and Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



8 Hopton Close

Situation and Description

8 Hopton Close is situated in a quiet cul-de-sac location within the popular New Mills development. The property offers immaculately presented accommodation throughout to include, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Private Enclosed Garden, Garage and Ample Off Road Parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

radiator, power points, door to:

Cloakroom

with window to front, low flush w.c., wash basin, radiator.

Lounge

12' 5" x 11' 7" (3.78m x 3.53m) with window to front, Adam style fireplace

with electric living flame fire, radiator, power points, door to Understairs Cupboard. Opening to:

Dining Room

9' 9" x 7' 4" (2.97m x 2.23m) with double doors to rear, radiator, power points, ceramic tiled floor, door to:

Kitchen

9' 10" x 7' 2" (2.99m x 2.18m) with window and door to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with electric oven under and extractor hood over, eye level wall cupboards, wall mounted central heating boiler, space for washing machine and fridge/freezer, tiled splashbacks, power points.

First Floor

Landing

with hatch to roof space, doors to:

Bedroom 1

11' 6" x 9' 4" (3.50m x 2.84m) with window to rear, radiator, power points, door to built-in wardrobe.

Bedroom 2

11' 6" x 7' 10" (3.50m x 2.38m) with window to front, radiator, power points.

Bedroom 3

8' 2" x 7' 8" (2.48m x 2.33m) with window to rear, radiator, power points.

Bathroom

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

Outside

Approach

The property is approached from Hopton Close via a pathway with gravelled foregarden and inset shrub and floral beds. To the side of the property is a tarmac driveway with parking for two cars leading to

Single Garage

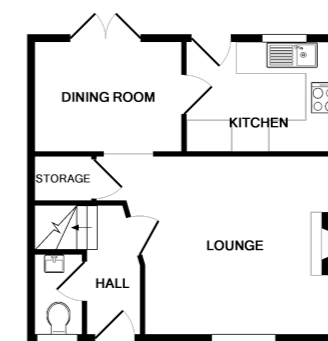
with up and over door, power and light connected. Pedestrian door to side opening into the garden.

Garden

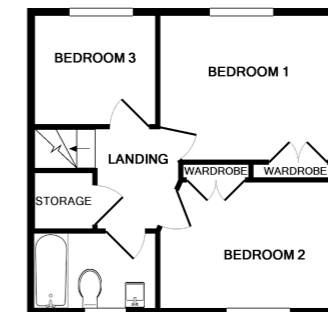
The rear garden can be accessed via a wooden side gate and comprises a patio area with adjacent lawn enjoying well stocked shrub and floral beds. The garden is enclosed on all sides and offers security for both pets and children.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)
Made with Metropix ©2013



At a glance...

- Lounge
12'5 x 11'7 (3.78m x 3.53m)
- Dining Room
9'9 x 7'4 (2.97m x 2.23m)
- Kitchen
9'10 x 7'2 (2.99m x 2.18m)
- Bedroom One
11'6 x 9'4 (3.50m x 2.84m)
- Bedroom Two
11'6 x 7'10 (3.50m x 2.38m)
- Bedroom Three
8'2 x 7'8 (2.48m x 2.33m)

And there's more...

- Immaculately Presented.
- Semi-Detached House.
- Two Reception Rooms.
- Three Bedrooms.
- Private Garden.
- Garage and Off Road Parking.
- No Onward Chain.