



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band D

**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

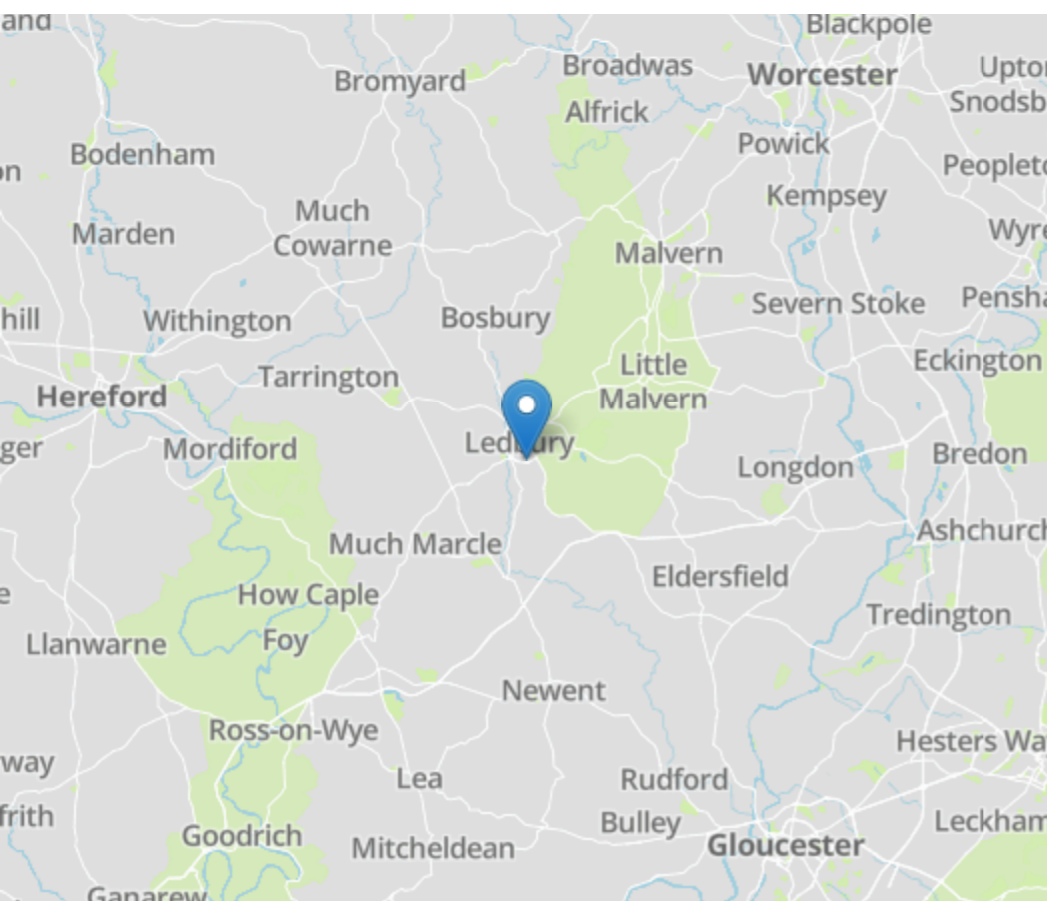
4 Ferndown Road  
Ledbury HR8 2XH

**£345,000**



**DIRECTIONS**

From our office proceed on the High Street, continue onto The Southend, turn right into Biddulph Way, take the fourth right turn into Ferndown Road where the property can be found on the right hand side.



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.

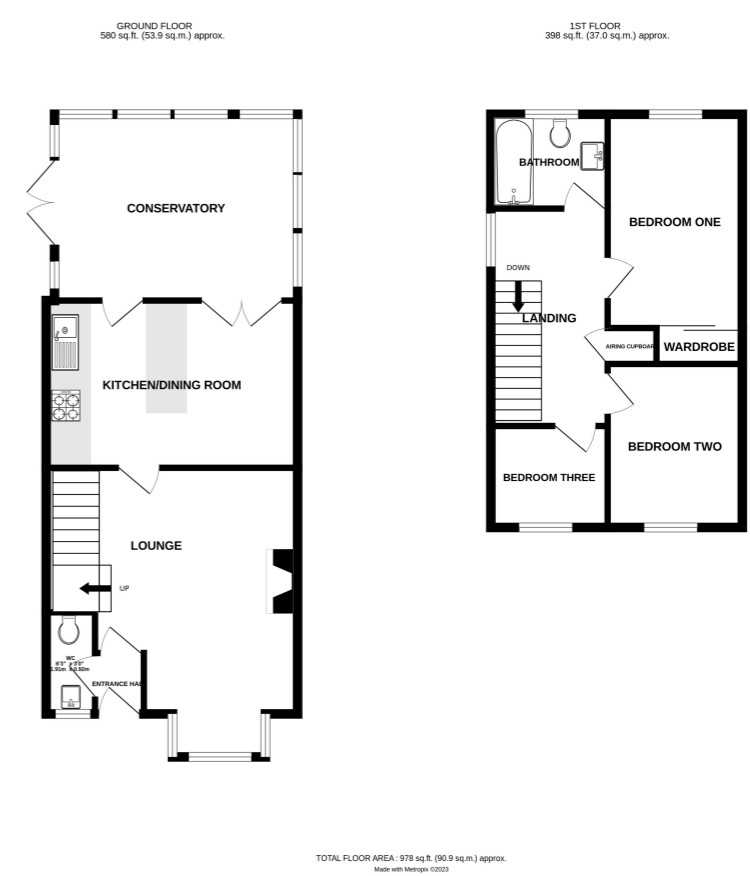


- Set in an established residential location.
- A Detached Three Bedroom House.
- Large Conservatory.
- Enclosed Garden.
- Garage and Off Road Parking.

**Hereford 01432 343477**

**Ledbury 01531 631177**





## 4 Ferndown Road

### Situation and Description

4 Ferndown Road is situated within the established Deer Park estate which is within walking distance of Ledbury town centre. The property offers lounge, kitchen/dining room, large conservatory, three bedrooms, bathroom enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

#### Entrance Hall

with doors to:

#### Cloakroom

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

#### Lounge

15' 8" max x 15' 3" max (4.78m max x 4.65m max) with bay window to front, radiator, power points, T.V point, stairs to first floor, door to:

#### Kitchen/Dining Room

15' 8" x 10' 0" (4.78m x 3.05m) with window to side, range of worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring ceramic hob with stainless steel extractor hood over, eye level double oven, space for fridge/freezer and dishwasher, eye level wall cupboards, tiled splashbacks, double doors to:

#### Conservatory

15' 1" x 11' 6" (4.60m x 3.51m) with double doors to side opening into the garden, ceiling spot lights, radiator, power points.

#### First Floor

##### Landing

with window to side, power points, door to Airing Cupboard, doors to:

##### Bedroom One

13' 4" x 8' 4" (4.06m x 2.54m) with window to rear, radiator, power points, sliding door to built-in wardrobes.

##### Bedroom Two

8' 9" x 10' 1" (2.67m x 3.07m) with window to front, radiator, power points.

##### Bedroom Three

6' 9" x 6' 2" (2.06m x 1.88m) with window to front, radiator, power points.

#### Bathroom

with window to rear, panelled bath with shower over, low flush w.c., vanity unit with inset wash basin with cupboards under, ladder style radiator, extractor fan.

#### Outside

#### Approach

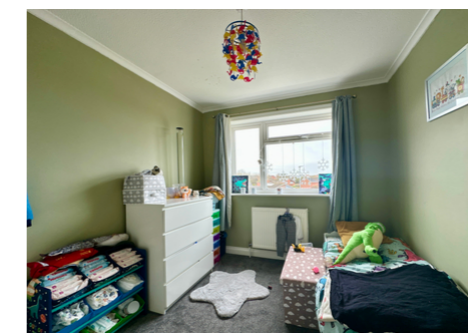
The property is approached from Ferndown Road via a concrete driveway with adjacent lawn, leading to:

#### Garage

with up and over door, power and light connected, space and plumbing for washing machine, pedestrian door to garden.

#### Garden

The rear garden can be accessed via a wooden side gate and comprises a lawn with gravelled pathways and raised shrub and floral beds, a further gravelled seating area with wooden pergola over. The garden is enclosed on all sides and offers security for both pets and children.



### At a glance...

- Lounge  
15'8 max x 15'3 max (4.78m max x 4.65m max)
- Kitchen/Dining Room  
15'8 x 10' (4.78m x 3.05m)
- Conservatory  
15'1 x 11'6 (4.60m x 3.51m)
- Bedroom One  
13'4 x 8'4 (4.06m x 2.54m)
- Bedroom Two  
8'9 x 10'1 (2.67m x 3.07m)
- Bedroom Three  
6'9 x 6'2 (2.06m x 1.88m)

### And there's more...

- Detached House.
- Large Conservatory.
- Three Bedrooms.
- Enclosed Garden.
- Garage and Off Road Parking.
- No Onward Chain.

### 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.