



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains services are connected.

Outgoings
Council Tax: Band B

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

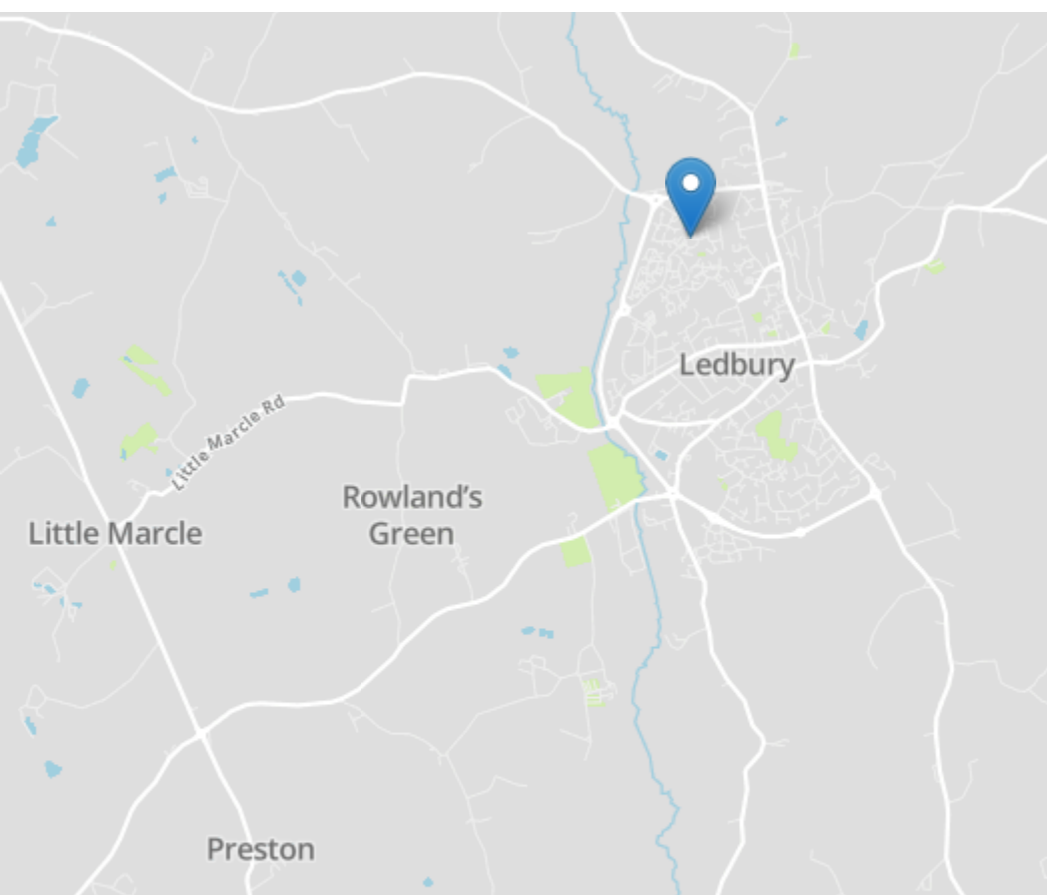
18 Frome Brook Road
Ledbury HR8 2FH

£215,000



DIRECTIONS

From our office continue on The Homend, then onto the Hereford Road, at the roundabout take the first exit into New Mills Way, take the second left into Frome Brook Road where the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	73	
(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.



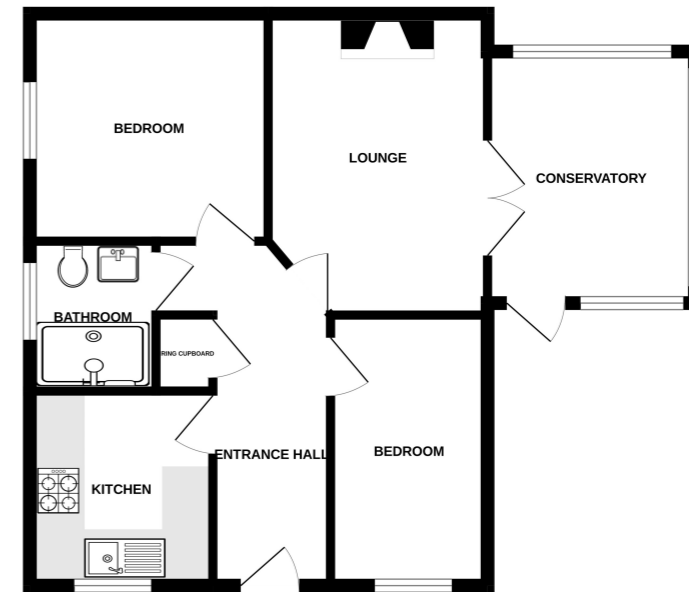
• Two Bedrooms. • Enclosed Garden. • Off Road Parking. • No onward chain • Well maintained semi detached bungalow

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.
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18 Frome Brook Road

Situation and Description

18 Frome Brook Road is situated in a popular residential location within easy walking distance of Ledbury town centre. The property offers well maintained accommodation throughout to include Lounge, Conservatory, Kitchen, Two Bedrooms, Shower Room, Enclosed Garden and Off Road Parking.

In more detail the accommodation comprises:

Inside

Entrance Hall

with radiator, power points, telephone point door to Airing Cupboard housing the Worcester central heating boiler. Doors to:

Lounge

9' 3" x 13' 2" (2.82m x 4.01m) with Adam style fireplace with inset electric Living Flame fire, radiator, power points, T.V point. Double French Doors to:

Conservatory

9' 0" x 9' 10" (2.74m x 3.00m) with door to front opening onto the garden, ceramic tiled flooring with underfloor heating, power points, wall mounted electric heater.

Kitchen

8' 3" x 8' 0" (2.51m x 2.44m) with window to front, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four ring gas hob with electric oven under and extractor hood over, eye level wall cupboards, integrated fridge/freezer and washing machine, tiled splashbacks, power points

Bedroom

10' 3" x 9' 10" (3.12m x 3.00m) with window to side, range of fitted furniture to include wardrobes and over head storage, radiator, power points, hatch to roof space.

Bedroom

6' 9" x 11' 7" (2.06m x 3.53m) with window to front, radiator, power points.

Shower Room

with window to side, large shower cubicle with Mira shower, pedestal wash basin, low flush w.c., radiator, extractor fan, tiled splashbacks.

Outside

Approach

The property is approached from Frome Brook Road via a tarmacadam parking area with two spaces. A wooden gate gives access to the gravelled foregarden with path leading to the left of the property where further enclosed gravelled area can be found with large Garden Shed.

Garden

The garden can be accessed via a wooden front gate to the right of the bungalow and has been laid for easy maintenance with patio and inset shrub and floral beds, the garden is fenced on all sides and offers considerable privacy.



At a glance...

- Lounge
9'3 x 13'2 (2.82m x 4.01m)
- Conservatory
9' x 9'10 (2.74m x 3m)
- Kitchen
8'3 x 8' (2.51m x 2.44m)
- Bedroom
10'3 x 9'10 (3.12m x 3)
- Bedroom
6'9 x 11'7 (2.06m x 3.53m)

And there's more...

- Semi-Detached Bungalow.
- Two Bedrooms.
- Conservatory.
- Enclosed Garden.
- Off Road Parking.

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.