

Hafod Wen, 31 Bank Crescent  
Ledbury HR8 1AE

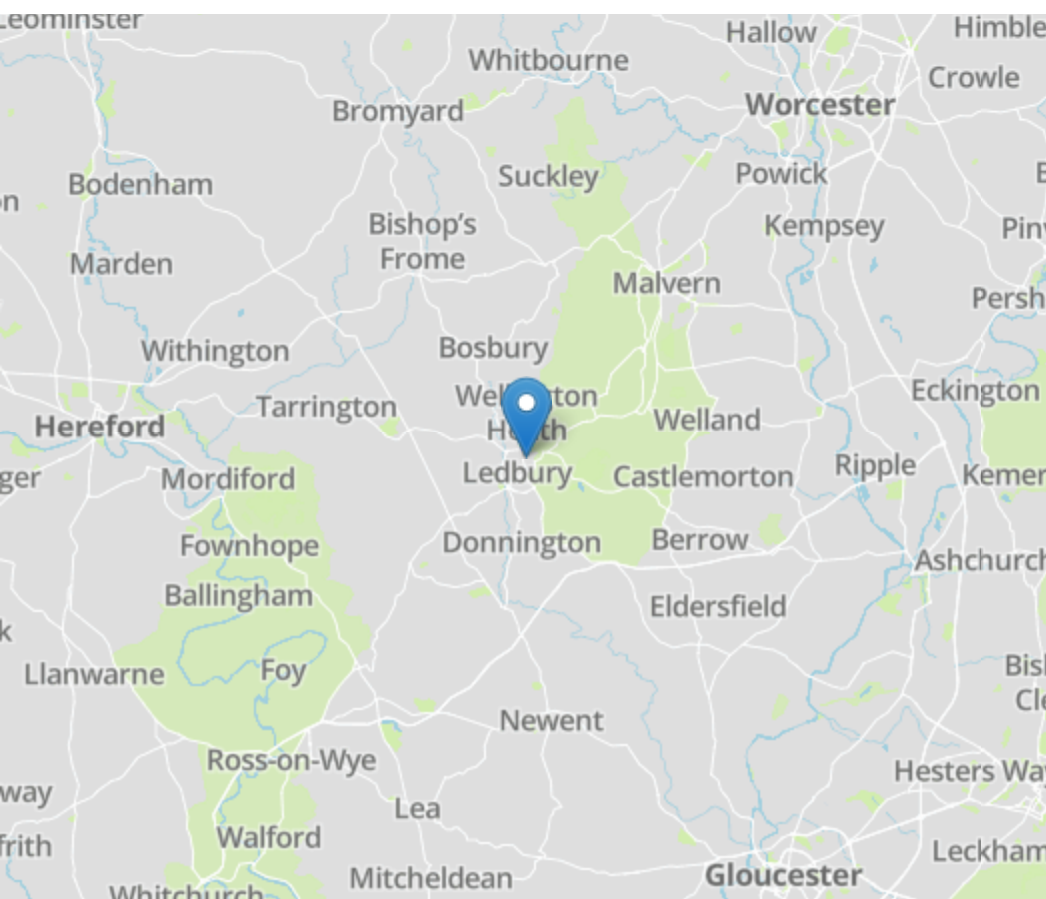
£625,000



## DIRECTIONS

From our office turn right into Bank Crescent where the property can be found half way along on the left hand side.

WHAT THREE WORDS ///buyers.couriers.stumps



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band F

### 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                   | 58      | 64        |
| 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.



- Set in a sought after elevated location.
- A deceptively spacious and immaculately presented.
- Detached House.
- Spacious Living Accommodation.
- Four Double Bedrooms.
- Two Bathrooms.
- Unspoilt views over Ledbury and Surrounding Countryside.
- Private Enclosed Garden.
- Garage and Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177





## 31 Bank Crescent

### Situation and Description

The property is situated in a sought after elevated location within walking distance of Ledbury town centre. The property offers spacious accommodation throughout to include four double bedrooms, two bathrooms, large living spaces enjoying superb unspoilt views over Ledbury town and surrounding countryside, private enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Porch

with full height windows to front, opening to:

#### Reception Hall

with power points, door to Garage. Doors to:

#### Cloakroom

with window to front, low flush w.c., wash hand basin, tiled splashbacks, ceiling spot lights.

#### Lounge

10' 10" x 24' 7" (3.30m x 7.49m) with large picture window to rear with superb views

further windows to side, feature open fireplace with stone surround, two radiators, power points, T.V point.

#### Kitchen/Dining Room

11' 8" x 23' 7" (3.56m x 7.19m) with window to front and side, bifolding doors to rear opening onto a delightful Balcony enjoying the views. The kitchen benefits from a range of worktops with inset 1 1/2 bow stainless steel sink, built-in four ring gas hob with extractor hood over, two electric eye level ovens with warming drawer, integrated dishwasher and fridge, eye level wall cupboards, power points, radiator, wooden flooring.

#### Lower Floor

#### Hallway

with radiator, power points, doors to:

#### Laundry Cupboard

with space for washing machine and tumble drier, ceiling spot light, extractor fan.

#### Master Bedroom

11' 6" x 13' 8" (3.51m x 4.17m) with window to rear and side, radiator, power points, double doors to fitted wardrobes. Door to:

#### En-Suite

6' 5" x 5' 8" (1.96m x 1.73m) with window to

side, panelled bath, low flush w.c., pedestal wash basin, fully tiled walls, ladder style radiator, tiled floor, extractor fan.

#### Bedroom Two

10' 10" x 10' 7" (3.30m x 3.23m) with window to rear, sliding doors to side opening onto the patio, radiator, power points, double doors to wardrobe.

#### Bedroom Three

7' 10" x 13' 8" (2.39m x 4.17m) with window to side, radiator, power points, doors to fitted wardrobes.

#### Bedroom Four

7' 10" x 11' 9" (2.39m x 3.58m) with window to side, radiator, power points.

#### Bathroom

with window to front, panelled bath, corner shower cubicle with rainfall shower head, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, ceiling spot lights, tiled flooring.

#### Outside

#### Approach

The property is approached from Bank Crescent via a concrete driveway with adjacent well stocked shrub and floral bed,

steps with a wrought iron balustrade leads to the wooden side gate.

#### Garage

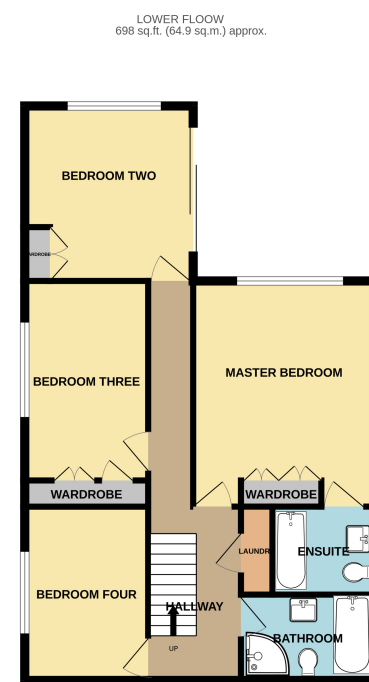
7' 11" x 16' 2" (2.41m x 4.93m) with up and over door, power and light connected, wall mounted central heating boiler access to roof storage. Door to Reception Hall.

#### Garden

The rear garden can be accessed via a wooden side gate and comprises a raised patio seating area (accessed from Bedroom Two), steps lead to a lawn. The garden is bound on all sides by mature hedging and offers considerable privacy.

### 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 : 1440 sq.ft. (133.8 sq.m.) approx.  
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### At a glance...

- ☒ Lounge  
10'10 x 24'7 (3.30m x 7.49m)
- ☒ Kitchen/Dining Room  
11'8 x 23'7 (3.56m x 7.19m)
- ☒ Master Bedroom  
11'6 x 13'8 (3.51m x 4.17m)
- ☒ Bedroom Two  
10'10 x 10'7 (3.30m x 3.23m)
- ☒ Bedroom Three  
7'10 x 13'8 (2.39m x 4.17m)
- ☒ Bedroom Four  
7'10 x 11'9 (2.39m x 3.58m)
- ☒ Garage  
7'11 x 16'2 (2.41m x 4.93m)

### And there's more...

- ☒ Detached House.
- ☒ Four Double Bedrooms.
- ☒ Two Bathrooms.
- ☒ Private Garden.
- ☒ Garage and Off Road Parking.