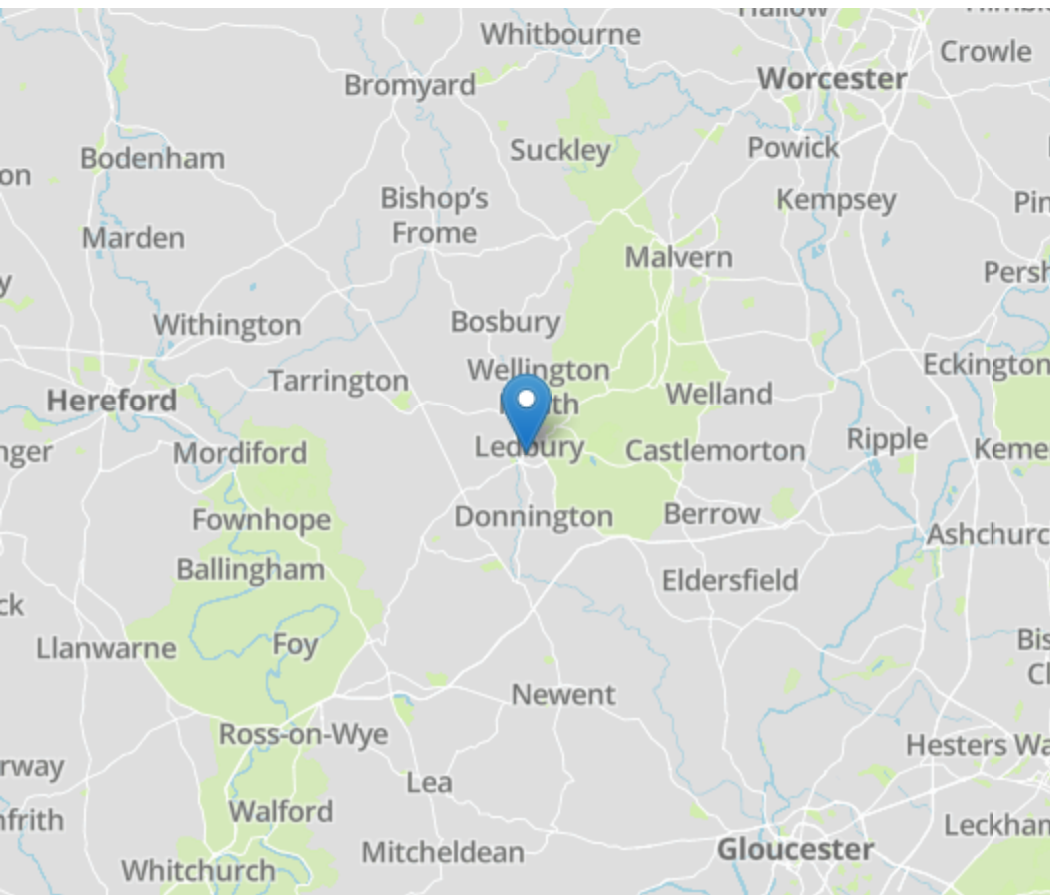




## DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street then turn left on to Woodleigh Road, at the end of the road turn right on to New Street where the property can be found on the left hand side as indicated by our For Sale board.



## 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](http://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       | 100       |
| (81-91)                                     | B       | 84        |
| (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.

1 Ellenscroft Court  
Ledbury HR8 2NZ

£435,000



- Set within easy walking distance of Ledbury town centre.
- A spacious detached modern house.
- Four Double Bedrooms.
- Three Bathrooms.
- Enclosed Front and Rear Garden.
- Double Garage and Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177





## 1 Ellenscroft

### Situation and Description

1 Ellenscroft Court is situated conveniently within walking distance of Ledbury town centre whilst being part of a small cul-de-sac. This property offers spacious accommodation to include large kitchen/dining room and lounge, four double bedrooms, three bathrooms, enclosed front and rear garden, off road parking and double garage.

In more detail the accommodation comprises:

### Ground Floor

#### Reception Hall

with window to front and side, radiator, power points, door to Storage Cupboard housing the Worcester central heating boiler. Doors to:

#### Cloakroom

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

#### Kitchen/Dining Room

14' 8" x 15' 6" (4.47m x 4.72m) with window to front and side, range of worktops with cupboards and drawers under, inset sink, built-in five ring ceramic hob, integrated

fridge/freezer, eye level wall cupboards, tiled splashbacks, power points, tiled flooring, ceiling spot lights, radiator.

#### Lounge

22' 3" x 11' 10" (6.78m x 3.61m) with window to side and rear, large French doors to rear opening onto the garden, wooden flooring, two radiators, power points, T.V point.

### First Floor

#### Landing

with window to side, double doors to large Storage Cupboard, radiator, power points, doors to:

#### Bedroom One

14' 3" x 11' 0" (4.34m x 3.35m) With window to front, radiator, power points, door to:

#### En-Suite

with window to front, shower cubicle, low flush w.c., wash basin, tiled splashbacks, extractor fan, radiator.

#### Bedroom Three

11' 1" x 9' 8" (3.38m x 2.95m) with window to rear, radiator, power points

#### Bedroom Four

10' 10" x 9' 8" (3.30m x 2.95m) with window to rear, radiator, power points.

### Bathroom

with window to side, panelled bath with shower over, low flush w.c. vanity unit with wash basin and cupboards under, tiled splashbacks, ladder style radiator.

### Second Floor

#### Landing

with Velux window, door to Storage Cupboard, doors to:

#### Bedroom Two

11' 7" x 13' 8" (3.53m x 4.17m) with two Velux windows, radiator, power points.

### Bathroom

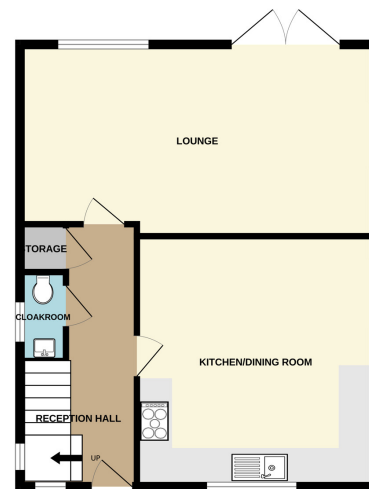
with window to rear, panelled bath, large separate shower cubicle, vanity unit with low flush w.c. and wash basin with cupboards under, ladder style radiator, extractor fan, tiled splashbacks, ceiling spot lights, door to Airing Cupboard,

### Outside

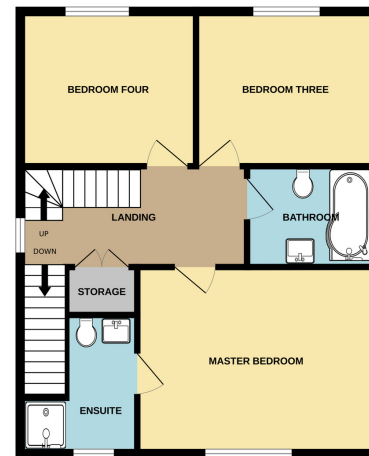
#### Approach

The property is approached via New Street via a wooden gate giving access to an enclosed foregarden with lawn and path leading to the front door.

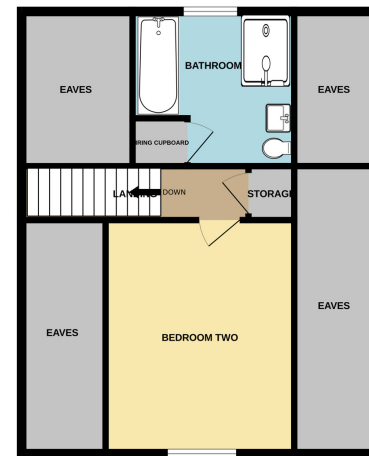
GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



2ND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 sq.m.) approx.  
Made with Metropix ©2025

### Double Garage

Located at the rear of the property with two block paved spaces to the front, two up and over doors, power and light connected.

### Garden

The rear garden can be accessed from either a rear of side gate and has been laid for easy maintenance, comprising and patio seating area with Sun Awning, and gravelled area. 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.

## At a glance...

- ☒ Kitchen/Dining Room  
14' 8" x 15' 6" (4.47m x 4.72m)
- ☒ Lounge  
22' 3" x 11' 10" (6.78m x 3.61m)
- ☒ Bedroom One  
14' 3" x 11' 0" (4.34m x 3.35m)
- ☒ Bedroom Two  
11' 7" x 13' 8" (3.53m x 4.17m)
- ☒ Bedroom Three  
11' 1" x 9' 8" (3.38m x 2.95m)
- ☒ Bedroom Four  
10' 10" x 9' 8" (3.30m x 2.95m)

## And there's more...

- ☒ Detached Family Home
- ☒ Four Double Bedrooms
- ☒ Three Bathrooms
- ☒ Double Garage
- ☒ Off Road Parking
- ☒ Enclosed Garden