



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

40 Prince Rupert Road
Ledbury HR8 2FA

£245,000



DIRECTIONS

From our office continue on The Homend towards the railway station, continue onto the Hereford Road, at the roundabout take the first exit into New Mills Way, take the third right into Prince Rupert Road, follow this road along and the property can be found on the right hand side as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

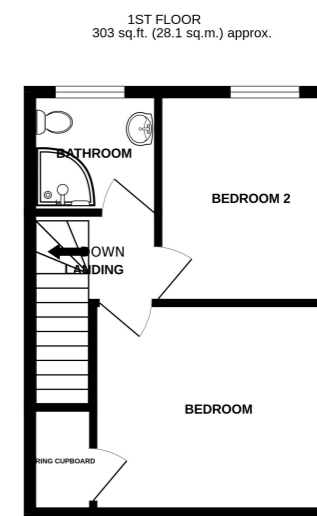
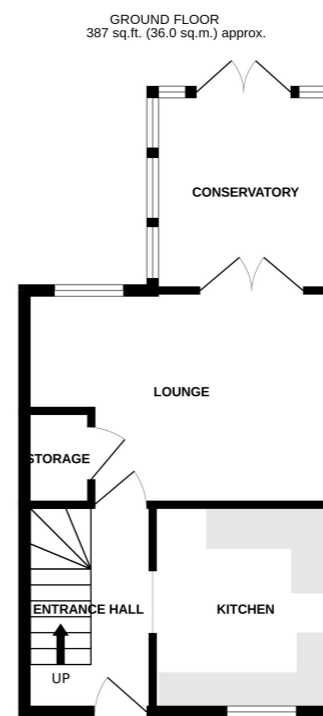
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 popular residential location within walking distance of Ledbury town centre.
- An immaculately presented terraced house.
- Conservatory.
- Two Bedrooms.
- Delightful, Enclosed Garden.
- Garage and Off Road Parking.
- Refurbished in 2021 including new boiler, kitchen, bathroom, UPVC windows and cavity wall insulation.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.
Made with Metropix 02024

40 Prince Rupert Road

Situation and Description

40 Prince Rupert Road is situated on the popular New Mills development and is within easy walking distance of Ledbury town centre. The property offers immaculately presented accommodation throughout and was refurbished in 2021 to include new boiler, kitchen, bathroom, UPVC windows and cavity wall insulation. The property also benefits from a delightful garden, garage and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, laminate flooring, opening to:

Kitchen

9' 0" x 9' 3" (2.74m x 2.82m) with window to front, range of worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, space for electric cooker, extractor hood over, eye level wall cupboards, space for washing machine and fridge freezer, tiled splashbacks, power points.

Lounge

15' 5" max x 10' 4" (4.70m x 3.15m) with window to rear, radiator, power points, T.V point, understairs storage cupboard, double doors opening to:

Conservatory

9' 2" x 9' 9" (2.79m x 2.97m) with double doors opening onto the garden, radiator, power points.

First Floor

Landing

with hatch to roof space, doors to:

Bedroom One

12' 1" x 10' 2" (3.68m x 3.10m) with window to front, radiator, power points, door to built-in wardrobe.

Bedroom Two

8' 11" x 9' 10" (2.72m x 3.00m) with window to rear, radiator, power points.

Bathroom

with window to rear, large corner shower cubicle, low flush w.c., vanity unit with wash basin and cupboards under, tiled splashbacks, ladder style radiator, extractor fan.

Outside

Approach

The property is approached from Prince Rupert Road and enjoys a small gavelled area to the front.

Accessed through an archway and located at the rear of the property is

the Single Garage with up and over door, power and light connected, and pedestrian door opening onto the garden.

Garden

The rear garden can be accessed via a wooden rear gate and forms a delightful feature of the property to include a patio seating area with well stocked shrub and floral border, steps lead down to the garage. The garden is fenced on all sides.



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
9' x 9'3 (2.74m x 2.82m)
- Lounge
15'5 max x 10'4 (4.70m max x 3.15m)
- Conservatory
9'2 x 9'9 (2.79m x 2.97m)
- Bedroom One
12'1 x 10'2 (3.68m x 3.10m)
- Bedroom Two
8'11 x 9'10 (2.72m x 3m)

And there's more...

- Immaculately Presented.
- Terraced House.
- Conservatory.
- Two Bedrooms.
- Delightful Garden.
- Garage and Off Road Parking.