



Oaklands, Knapp Lane  
Ledbury HR8 1AN

**£379,950**



• Set in an elevated position with views over Ledbury and surrounding countryside. • Detached "Scandi" Style Bungalow • Three Bedrooms. • Two Bathrooms. • Scope for updating throughout. • Garden. • Car Port and Off Road Parking. • No Onward Chain.

**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band E

**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.

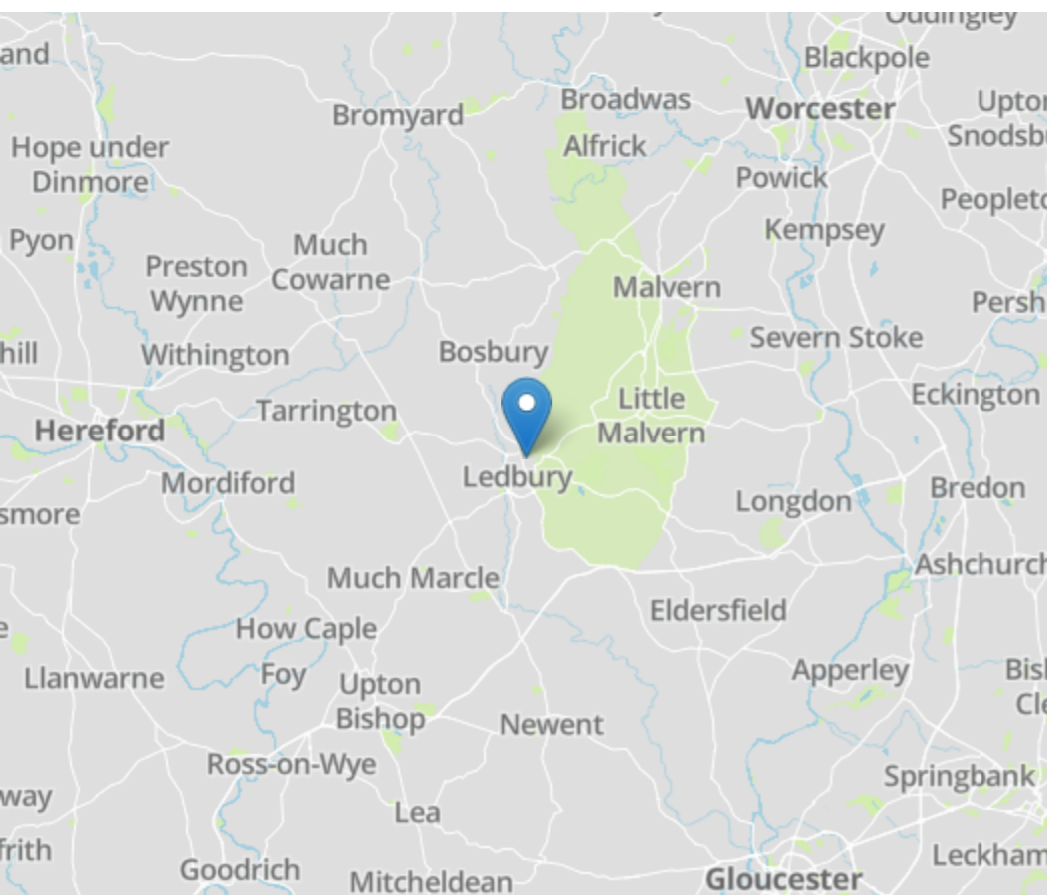
**Opening Hours**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

**DIRECTIONS**

From our office proceed on The Homend, turn right into Knapp Lane, past the turnings to Homend Crescent and Bank Crescent and the property can be found on the right hand side as indicated by the For Sale board.

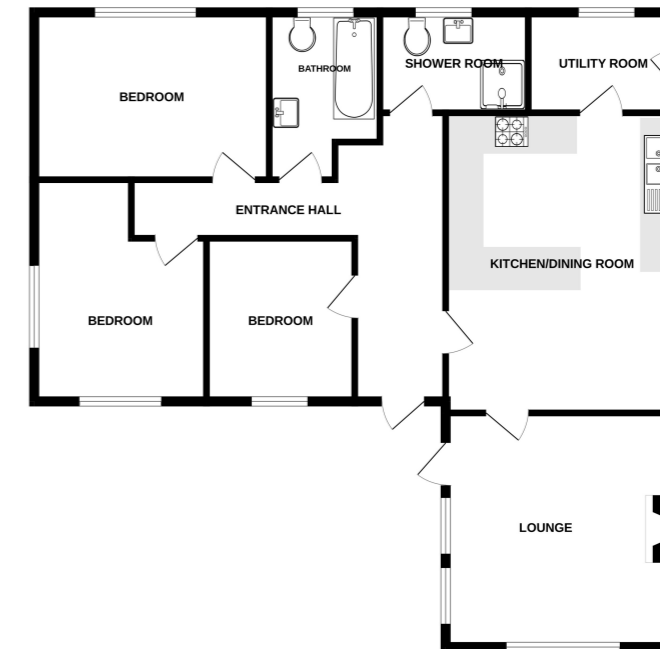


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	81

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.



GROUND FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.  
Made with Metrepa (2023)

## Oaklands

### Situation and Description

Oaklands is situated in an elevated position with easy access to Ledbury town centre. The property offers scope for updating throughout and the accommodation comprises lounge, kitchen/dining room, utility room, three bedrooms, two bathrooms, garden, car port and off road parking.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

with radiator, power points, doors to Storage Cupboards, doors to:

#### Kitchen/Dining Room

13' 9" x 17' 8" (4.19m x 5.38m) with windows to side, range of laminate worktops with cupboards and

drawers under, inset two bowl stainless steel sink with drainer, built-in four ring gas hob with extractor hood over, eye level electric oven, space for fridge/freezer, eye level wall cupboards, tiled splashbacks, wooden panelling to the ceiling, power points, radiator, door to:

#### Utility Room

8' 8" x 5' 7" (2.64m x 1.70m) with window to rear and door to side, laminate worktop with inset stainless steel sink and drainer, wall mounted gas central heating boiler, radiator, power points.

#### Lounge

19' 2" x 13' 9" (5.84m x 4.19m) with window and door to side and window to front enjoying views over Ledbury and surrounding countryside, radiator, power points, T.V point, feature wood burning

stove.

#### Bedroom

13' 9" x 9' 11" (4.19m x 3.02m) with window to rear, radiator, power points.

#### Bedroom

10' 2" x 9' 5" (3.10m x 2.87m) with window to side and front with views, radiator, power points, fitted wardrobes.

#### Bedroom

8' 2" x 9' 6" (2.49m x 2.90m) with window to front, radiator, power points.

#### Bathroom

with window to rear, panelled bath, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

#### Shower Room

with window to rear, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

### Outside

#### Approach

The property is approached from Knapp Lane via a concrete driveway leading to a block paved area with Car Port.

#### Garden

The garden is located at the front of the bungalow and comprises a raised patio with inset pond, steps lead to a lawn with and area of handstanding.

N.B The neighbouring property has a vehicular right of access across the driveway to their garage.

### 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  
13'9 x 17'8 (4.19m x 5.28m)
- Utility Room  
8'8 x 5'7 (2.64m x 1.70m)
- Lounge  
19' 2" x 13' 9" (5.84m x 4.19m)
- Bedroom  
13'9 x 9'11 (4.19m x 3.02m)
- Bedroom  
10'2 x 9'5 (3.10m x 2.87m)
- Bedroom  
8'2 x 9'6 (2.49m x 2.90m)

### And there's more...

- Elevated Position.
- Detached Bungalow.
- Three Bedrooms.
- Two Bathrooms.
- Scope for Updating.
- Car Port and Off Road Parking.
- Garden.