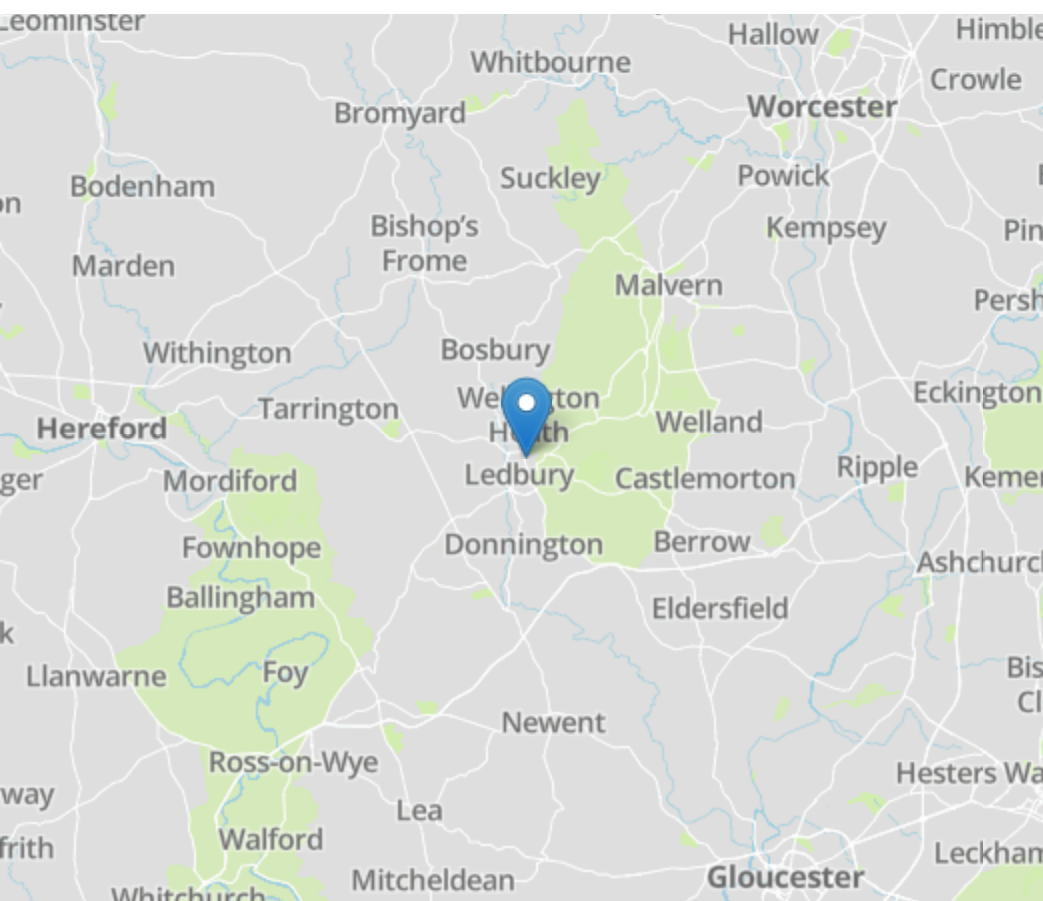




DIRECTIONS

From our office turn right into Bank Crescent, turn left into Homend Crescent, follows this road to the end and Highview Row can be found on the left hand side as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band C

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

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.

4 High View Row
Ledbury HR8 1LD

£275,000



- Set within walking distance of Ledbury town centre and the railway station.
- A modern, spacious terraced house.
- Three Bedrooms.
- Two Bathrooms.
- Easily Maintained Garden.
- Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



4 High View Row

Situation and Description

High View Row is situated in an elevated position on Homend Crescent. The property offers spacious accommodation throughout to include kitchen, lounge dining room, cloakroom, three bedrooms, two bathrooms, easily maintained garden and off road parking.

in more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, telephone point, stairs to first floor, doors to:

Cloakroom

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

Kitchen

7' 10" x 11' 11" (2.39m x 3.63m) with

window to front, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in four ring gas hob with oven under and stainless steel extractor hood over, eye level wall cupboards, integrated dishwasher, fridge/freezer and washing machine, tiled splashbacks, power points, radiator.

Lounge/Dining Room

15' 2" max x 21' 8" max (4.62m max x 6.60m max) with double doors and windows to rear overlooking the garden, two radiators, power points, T.V points.

First Floor

Landing

with hatch to roof space with drop down ladder, radiator, power points. Doors to:

Master Bedroom

15' 2" x 13' 3" max (4.62m x 4.04m max) with double doors and windows

to rear overlooking the garden, radiator, power points, door to:

En-Site

with corner shower cubicle, low flush w.c., vanity unit with wash basin, tiled splashbacks, radiator, extractor fan.

Bedroom Two

7' 11" x 13' 10" (2.41m x 4.22m) with window to front, radiator, power points.

Bedroom Three

6' 11" x 9' 9" (2.11m x 2.97m) with window to front, radiator, power points.

Bathroom

with panelled bath with shower over, vanity unit with inset wash basin with cupboards under, low flush w.c., tiled splashbacks, ladder style radiator, extractor fan.

Outside

Approach

The property is approached from Homend Crescent via a tarmacadam drive leading to two allocated parking

spaces.

Garden

The rear garden can be accessed via a wooden rear gate and has been laid for easy maintenance comprising patio seating area and raised shrub and floral beds. 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
7'10 x 11'11 (2.39m x 3.63m)
- ✓ Lounge/Dining Room
15'2 max x 21'8 max (4.62m max x 6.60m max)
- ✓ Master Bedroom
15'2 x 13'3 (4.62m x 4.04m)
- ✓ Bedroom Two
7'11 x 13'10 (2.41m x 4.22m)
- ✓ Bedroom Three
6'11 x 9'9 (2.11m x 2.97m)

And there's more...

- ✓ Spacious Terraced House.
- ✓ Three Bedrooms.
- ✓ Two Bathrooms.
- ✓ Enclosed Garden.
- ✓ Off Road Parking.
- ✓ No Onward Chain.