



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

3 Callow End
Ledbury HR8 1BG
£265,000



DIRECTIONS

From our office proceed along The Homend towards the railway station, turn left into The Langland, follow this road and take the third right hand turn into Callow End where 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		87
(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			

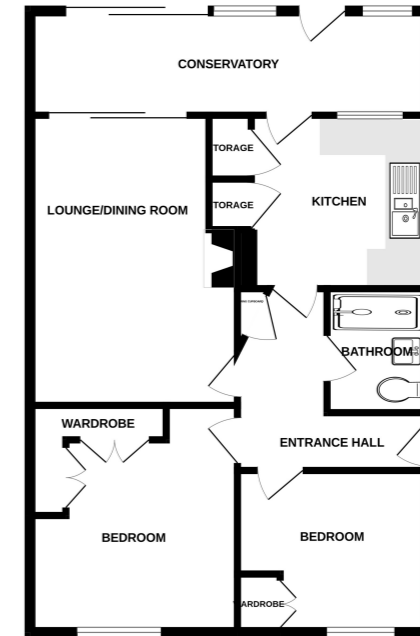
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- Ample Off Road Parking.
- Private South Facing Garden.
- Two bedrooms.
- Large Conservatory.
- Set within walking distance of Ledbury town centre.
- A well presented and updated semi-detached bungalow.
- New Kitchen and Decor Throughout.



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.
Made with Memphis 02024

3 Callow End

Situation and Description

Callow End is situated within easy access to Ledbury town centre and the railway station. Number 3 offers well presented and updated accommodation to include new kitchen and decor throughout, two double bedrooms, kitchen, lounge/dining room, large conservatory, private south facing garden, garage and ample off road parking.

In more detail the accommodation comprises:

Inside

Entrance Hall

with radiator, power point, telephone point, hatch to roof space, door to Storage Cupboard

Bedroom One

3.73m x 3.43m (12' 3" x 11' 3") with window to front, radiator, power points, range of fitted wardrobes, drawers and bedside cabinets.

Bedroom Two

3.15m x 2.69m (10' 4" x 8' 10") with window to front, radiator, power points, double doors to fitted wardrobe.

Bathroom

with window to side, large shower cubicle with glass screen, low flush w.c., pedestal washbasin, ladder style radiator, extractor fan.

Lounge/Dining Room

4.83m x 3.45m (15' 10" x 11' 4") with sliding patio door to rear, T.V point, fireplace with stone surround and tiled hearth, power points.

Conservatory

4.34m x 1.75m (14' 3" x 5' 9") with

windows and sliding patio door to rear, radiator, power points, single door out onto garden, door to kitchen.

Kitchen

2.84m x 2.82m (9' 4" x 9' 3") with window to side, recently updated to include range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, eye level wall cupboards, space for dishwasher and electric cooker (present ones will remain), wall mounted Worcester central heating boiler, tiled splashbacks, radiator, power points.

Outside

Approach

The property is approached from Callow End via a block paved drive with adjacent gravelled foregarden.

Garage

8' 6" x 20' 5" (2.59m x 6.22m) with double doors (one pedestrian) leading into Garage and further door to rear opening into garden, power points.

Garden

The rear garden forms a delightful feature of the property and comprises a large patio with adjacent lawn with inset stepping stones, good size gravelled area and Garden She. The garden is south facing and enjoys considerable privacy.



At a glance...

- Kitchen
2.84m x 2.82m (9'4 x 9'3)
- Conservatory
4.34m x 1.75m (14'3 x 5'9)
- Lounge/ Dining Room
4.83m x 3.45m (15'10 x 11'4)
- Bedroom
3.15m x 2.69m (10'4 x 8'10)
- Bedroom
3.73m x 3.43m (12'3 x 11'3)

And there's more...

- Semi-Detached Bungalow.
- New Kitchen and Decor Throughout.
- Large Conservatory.
- Two Double Bedrooms.
- Private South Facing Garden.
- Garage.
- Off Road Parking.

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.