



DIRECTIONS

From our office proceed on the High Street, continue at the traffic lights onto The Southend, take the second right into Biddulph Way, take the second right into Blenheim Drive, then first right into Newton Close where the property can be found on on the left hand side at the end of the cul-de-sac.



GENERAL INFORMATION

Tenure
Freehold.
Services
All mains services are connected.
Outgoings
Council Tax: Band D
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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(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.

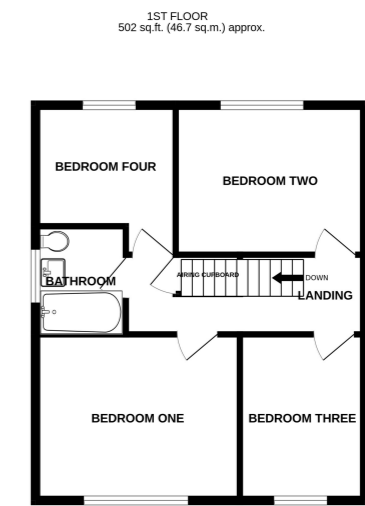
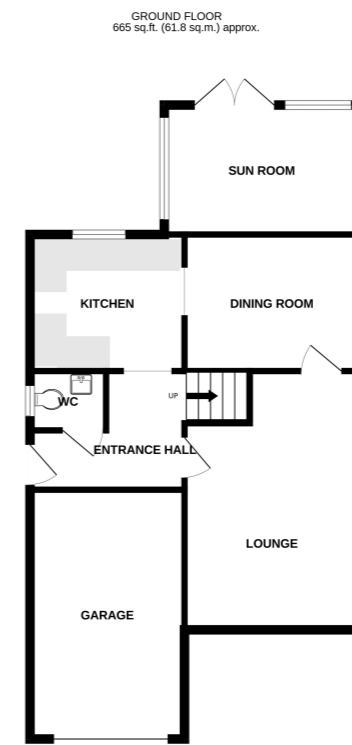
8 Newton Close
Ledbury HR8 2XG
£359,950



- Detached House. • Two Reception Rooms. • Conservatory. • Four Bedrooms. • Enclosed Garden.
- Garage and Off Road Parking. • Scope For Updating.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.
Made with Neatmap ©2023

8 Newton Close

Situation and Description

8 Newton Close is situated on the popular Deer Park development on the south side of Ledbury town. The property offers scope for updating and the accommodation comprises, Lounge, Dining Room, Sun Room, Kitchen, Four Bedrooms, Bathroom, Delightful Garden, Garage and Off Road Parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, telephone point, doors to:

Cloakroom

with window to side, low flush w.c., vanity unit with inset wash basin and cupboards under, tiled splashbacks, radiator.

Lounge

10' 10" x 16' 0" (3.30m x 4.88m) with window to front, radiator, power points, T.V point, door to:

Dining Room

8' 7" x 9' 5" (2.62m x 2.87m) with radiator, power points, door and window to rear to:

Sun Room

12' 2" x 8' 1" (3.71m x 2.46m) with double doors to rear opening onto the garden.

Kitchen

9' 5" x 8' 6" (2.87m x 2.59m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with double drainer, space for cooker, washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, radiator, power points.

First Floor

Landing

with hatch to roof space, doors to:

Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m) with window to front, radiator, power points.

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m) with window to rear, radiator, power points.

Bedroom Three

6' 8" x 10' 6" (2.03m x 3.20m) with window to front, radiator, power points.

Bedroom Four

8' 1" x 7' 7" (2.46m x 2.31m) with window to rear, radiator, power points.

Bathroom

with window to side, panelled bath with Triton shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Outside

Approach

The property is approached from Newton Close via a concrete driveway with parking for two cars, adjacent lawn with inset shrub and floral borders.

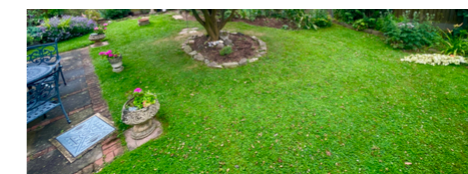
Garage

with up and over door, power and light connected.

Garden

The rear garden can be accessed via a wooden side gate, and forms a delightful feature of the property comprising a patio seating area with adjacent lawn enjoying

well stocked shrub and floral beds along with established trees. There is a Greenhouse and Garden Shed to the side of the property. 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...

- Lounge
10'10 x 16' (3.30m x 4.88m)
- Dining Room
8'7 x 9'5 (2.62m x 2.87m)
- Sun Room
12'2 x 8'1 (3.71m x 2.46m)
- Kitchen
9'5 x 8'6 (2.87m x 2.59m)
- Bedroom One
12'2 x 10'6 (3.71m x 3.20m)
- Bedroom Two
10'10 x 8'10 (3.30m x 2.69m)
- Bedroom Three
6'8 x 10'6 (2.03m x 3.20m)
- Bedroom Four
8'1 x 7'7 (2.46m x 2.31m)

And there's more...

- Set in a cul-de-sac location.
- Detached House.
- Scope for Updating.
- Two Reception Rooms.
- Four Bedrooms.
- Delightful Well Stocked Garden.
- Garage and Off Road Parking.