



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

Services: All mains services are connected.

Council Tax: Band D

All mains services are connected.  
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 - 5.00

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC

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 or 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.

Barnetts Cottage, Homend Crescent

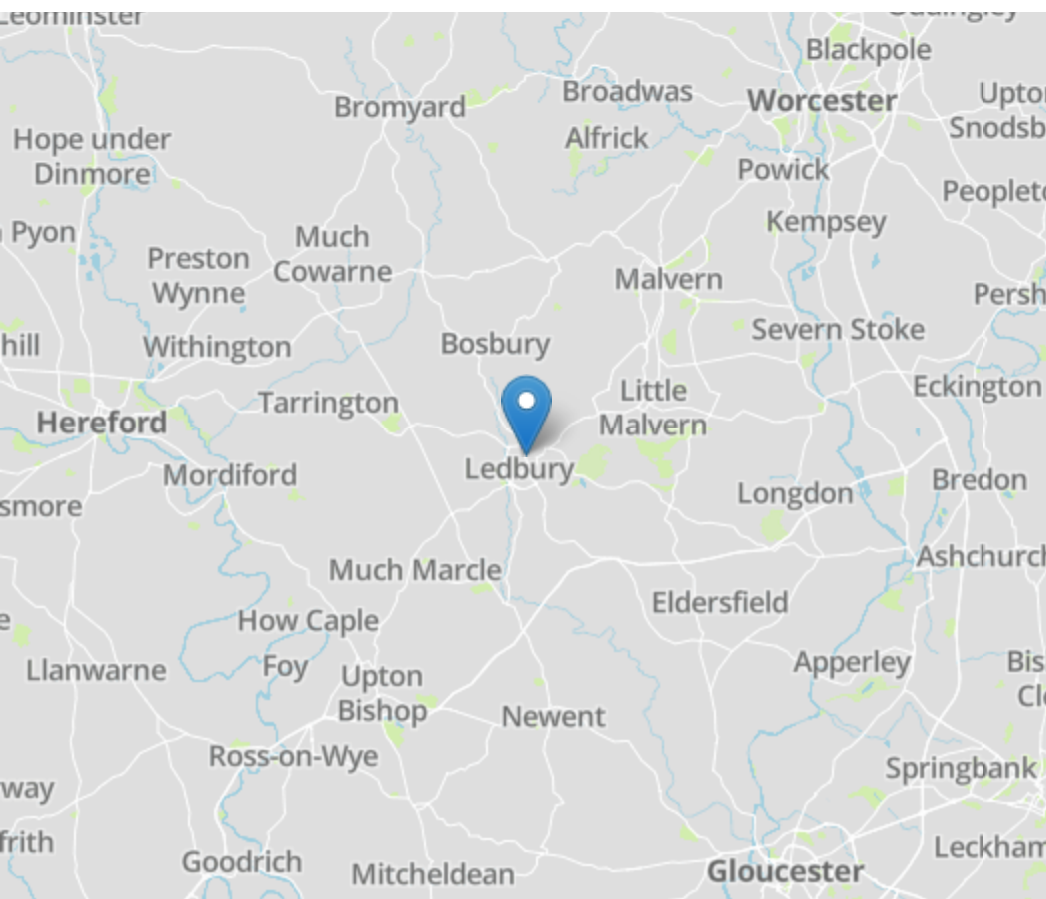
Ledbury HR8 1AH

**£335,000**



**DIRECTIONS**

From our office turn right into Bank Crescent, at the cross road turn left into Homend Crescent, follow this road along and the property can be found on the left hand side as indicated by the For Sale board.

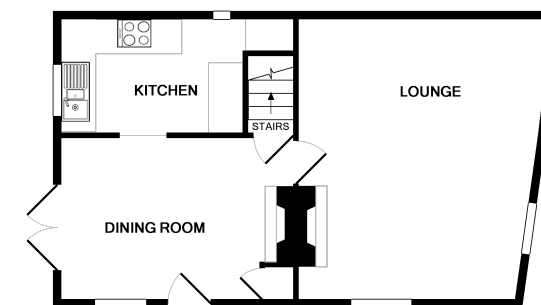


- Set in an established location.
- Detached Cottage.
- Two Reception Rooms.
- Three Bedrooms.
- Gas Central Heating.
- uPVC double glazing.
- Delightful Garden.
- Off Road Parking.

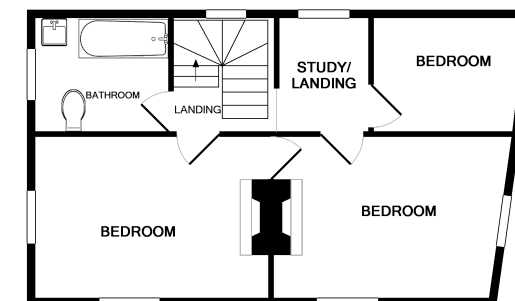
Hereford 01432 343477

Ledbury 01531 631177





GROUND FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)  
TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.8 SQ.M.)  
Made with Metropix ©2011

## Ground Floor

### Lounge

4.32m x 5.26m (14' 2" x 17' 3") with two windows to front and one window to side, 'Villager' wood burning stove, two radiators, power points, T.V point, smoke alarm.

### Dining Room

4.37m x 3.02m (14' 4" x 9' 11") with stable door and window to side, double patio doors opening into the garden, feature brick chimney breast with inset Villager wood burning stove, tiled floor, two radiators, power points, door to: Cupboard housing wall mounted combination central heating boiler. Doors to:

### Kitchen

3.28m x 2.01m (10' 9" x 6' 7") with window to rear overlooking the garden and window to side, range of laminate worktops with cupboards and drawers under, inset stainless

steel 1 1/2 bowl sink, built-in four ring Candy gas hob with Hotpoint extractor hood over, eye level Diplomat electric double oven, space for washing machine, tumble drier and fridge/freezer, eye level wall cupboards to include glass fronted display cupboard, tiled splashbacks, ceiling spot lights, tiled floor, radiator, power points.

## First Floor

### Landing/Study Area

with two windows to side, hatch to roof space, power points, radiator, doors to:

### Bathroom

with window to rear, panelled bath with shower over, low flush w.c, pedestal wash basin, tiled splashbacks, shaver point, original wooden floor boards, ceiling spotlights, radiator.

### Bedroom One

4.37m x 3.02m (14' 4" x 9' 11") with window to side and rear overlooking garden, feature open cast iron fireplace with wooden surround, radiator, power points, original wooden floor boards.

### Bedroom Two

4.37m x 3.02m (14' 4" x 9' 11") with window to front and side, feature cast iron fireplace with wooden surround, radiator, power points, original wooden floor boards.

### Bedroom Three

2.59m x 2.11m (8' 6" x 6' 11") with window to front, radiator, power points, telephone point.

## Outside

### Garden

The property is approached from Homend Crescent via a gravelled drive.

The rear garden can be accessed by double wooden gates, and forms a delightful feature of the property comprising a decked seating area with pergola over and steps leading to a patio with adjacent lawn. There is also a brick Storage Shed with window to side and built in shelving. The garden is enclosed on all sides and enjoys considerable privacy.



## 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  
4.32m x 5.26m (14'2 x 17'3)
- Dining Room  
4.37m x 3.02m (14'4 x 9'1)
- Kitchen  
3.28m x 2.01m (10'9 x 6'7)
- Bedroom One  
4.37m x 3.02m (14'4 x 9'11)
- Bedroom Two  
4.37m x 3.02m (14'4 x 9'11)
- Bedroom Three  
2.59m x 2.11 (8'6 x 6'11)

## And there's more...

- Detached Cottage
- Two Reception Rooms.
- Three Bedrooms.
- Enclosed Garden.
- Off Road Parking.
- No Onward Chain.