



GENERAL INFORMATION

Tenure

Freehold

Services

All mains service are connected.

Outgoings

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

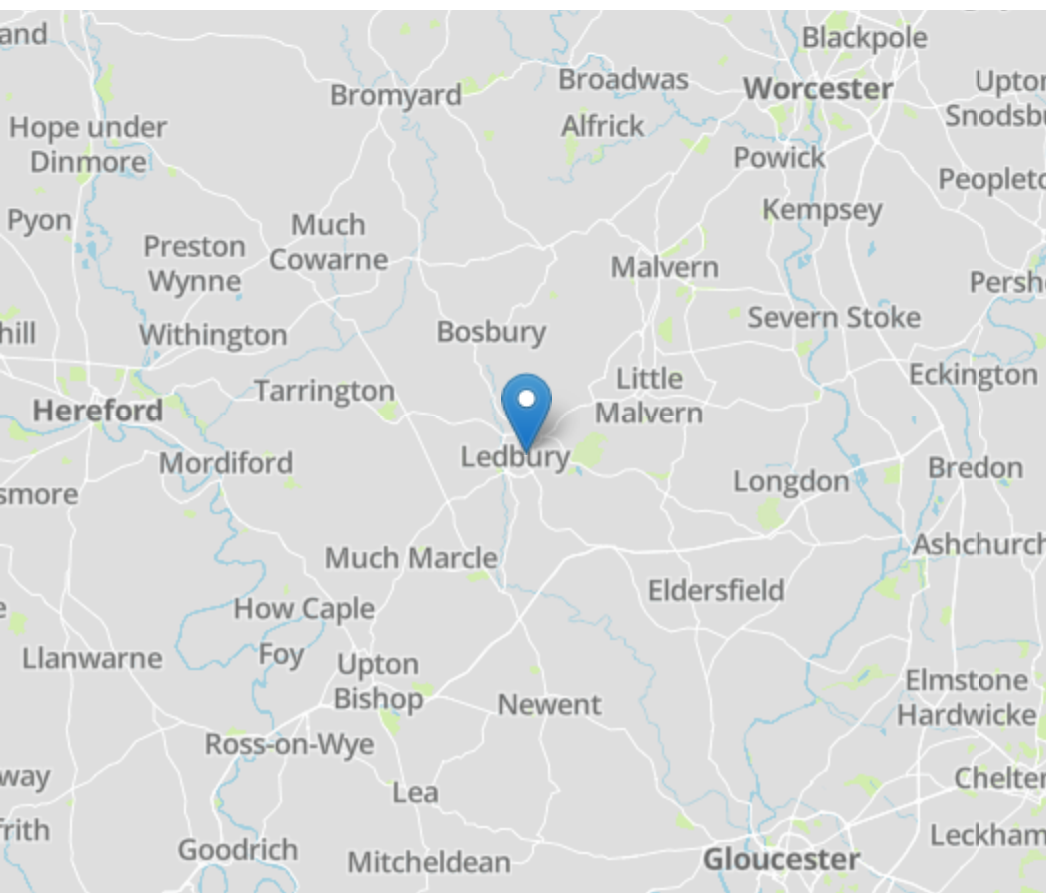
The Drying House Worcester Road
Ledbury HR8 1PL

£375,000



DIRECTIONS

From our office turn left onto the Worcester Road and the gravelled driveway can be found on the left hand side just past the traffic lights.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		44	79

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.



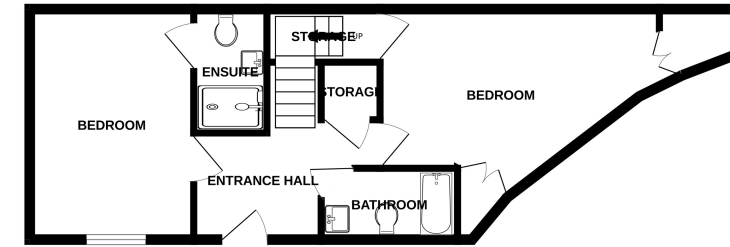
- Set in a quiet courtyard location.
- A unique end of terrace cottage.
- Large Lounge/Dining Room.
- Two Bedrooms.
- Two Bathrooms.
- Wealth of Character and Charm Throughout.
- Allocated Off Road Parking Space.

Hereford 01432 343477

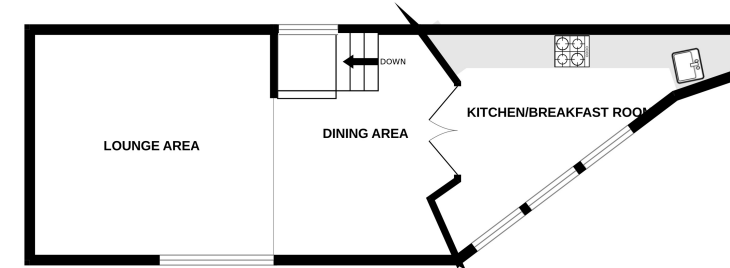
Ledbury 01531 631177



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.
Made with Metropix ©2024

The Drying House

Situation and Description

The Drying House is situated within a quiet courtyard location within easy walking distance of the town centre.

The property is a unique end of terrace cottage with a wealth of character features throughout and enjoys large lounge/dining room, two bedrooms, two bathrooms and benefits from an allocated off road parking space.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, ceiling spot lights, feature ceiling beams, door to Understairs Storage Cupboard. Doors to:

Bedroom One

9' 0" x 12' 9" (2.74m x 3.89m) with window to front, radiator, power points, feature wall beams, wall lights, door to:

Bedroom Two

15' 6" max x 8' 5" (4.72m max x 2.57m) with window to front, radiator, power points, wall lights, feature beams, doors to built-in wardrobe/storage.

Bathroom

with panelled bath with

shower over, low flush w.c., wash basin, tiled splashbacks, extractor fan, ceiling spot lights.

First Floor

Open Plan Lounge/Dining Room

24' 0" x 13' 10" (7.32m x 4.22m) with window to front, two radiators, power points, T.V point, feature ceiling beams. Glazed double doors to:

Kitchen/Breakfast Room

12' 8" max x 12' 6" (3.86m max x 3.81m) with full length windows to front and side, range of laminate worktops with cupboards and drawers

under, inset stainless steel sink with drainer, built-in electric hob with oven under, eye level wall cupboards, space for washing machine and fridge/freezer, tiled splashbacks, power points.

Outside

Approach

The Drying House can be accessed from the Worcester Road via a gravelled driveway leading to the parking area.

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...

- Bedroom One
9'9 x 12'09 (2.74m x 3.89m)
- Bedroom Two
15'6 max x 8'5 (4.72m max x 2.57m)
- Open Plan Lounge/Dining Room
24' x 13'10 (7.32m x 4.22m)
- Kitchen
12'8 max x 12'6 max (3.86m max x 3.81m max)

And there's more...

- Set in a quiet courtyard location.
- A unique end of terraced cottage.
- Large Lounge/Dining Room.
- Two Bedrooms.
- Two Bathrooms.
- Allocated Parking Space.