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# 1 Mews Cottage The Homend Ledbury HR8 1BN £149,950

A charming, individual three bedroom mews style cottage, having gas central heating and character accommodation throughout. The property lends itself to a variety of uses including holiday accommodation, investment or retirement etc.

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#### SITUATION

The property is situated in a quiet location tucked away behind Ledbury town centre, which offers a comprehensive range of facilities and amenities, including shops, restaurants, public houses, sports centre, swimming pool, theatre, community hospital, a mainline railway station and regular bus service.

The larger centres of Hereford, Worcester and Gloucester are all approximately 16 miles distant and the M50/M5 motorway network can be found some four miles to the south of the town

1 Mews Cottage comprises a charming three bedroom Mews style cottage offering many character features throughout. Set in a quiet location set with easy access to Ledbury town centre.

#### Directions

From our office turn right, cross the main road, and between The Seven Stars and Gifted you will find a gated alleyway, proceed through this gate where the property can be found on the left hand side.

#### **GROUND FLOOR**

#### **Entrance Hall**

with window to front, radiator, coathooks, archway to:

#### Kitchen

with window to front, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in Stoves double oven, Stoves four ring gas hob, eye level wall cupboards, wall mounted Caldal central heating boiler, integrated washer/drier and fridge, tiled splashbacks, power points, opening to Pantry with shelving.

#### Lounge (Reception)

 $4.09m \times 3.84m (13' 5" \times 12' 7")$  with window to front, radiator, power points, T.V point.

#### **FIRST FLOOR**

#### Landing

with Velux window, doors to:

#### **Bedroom One**

3.58m x 2.62m (11' 9" x 8' 7") with window to front, radiator, power points, opening to Shower Area: with shower cubicle with Mira shower, vanity unit with inset sink, tiled splashbacks.

#### **Bedroom Two**

 $3.35m\ x\ 3.12m\ (11'\ x\ 10'\ 3")$  with velux window, radiator, power points, feature ceiling beams.

#### **Bedroom Three**

 $3.18m \times 1.98m$  (10' 5" x 6' 6") with window to front, feature wall and ceiling beams, radiator, power points, door to Aining Cupboard with shelving.

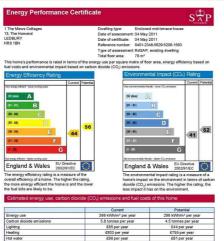
#### Bathroom

panelled bath with shower attachment, low flush w.c., vanity unit with wash basin, radiator, tiled splashbacks.

#### OUTSIDE

#### Approach

The property is approached via a gated archway and paved pathway leading to the front door, opposite which is a raised shared flower bed.



You could save up to £236 per year

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### Information:

Services: All mains services are connected.

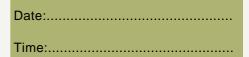
Council Tax: Band B

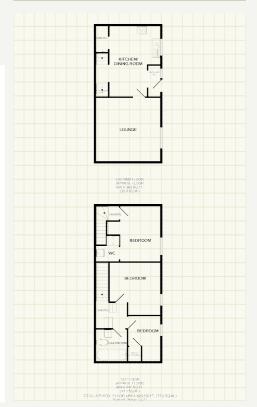
Viewing By appointment through the Agents, Stooke, Hill & Walshe, 14 The Homend, Ledbury. Tel: 01531 631177.

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.

## My Viewing:







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 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
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