



## 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](http://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

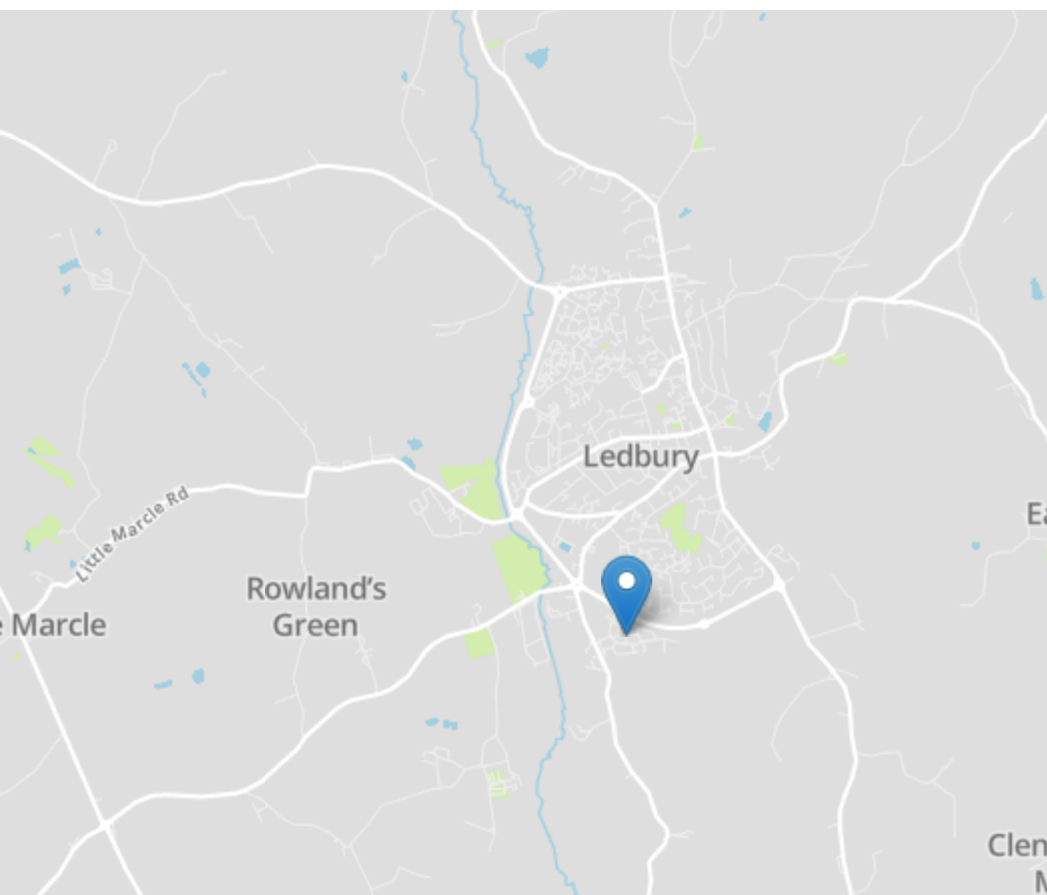
13 Skyppe Road  
Ledbury HR8 2GZ

**£330,000**



## DIRECTIONS

From our office proceed along the High Street, over the crossroads and onto the roundabout. Take the second exit onto the By Pass, and upon reaching the next roundabout take the first exit into Hawk Rise. Continue on this road and then take the second turning on the left into Skyppe Road where the property can be found as indicated by our For Sale board

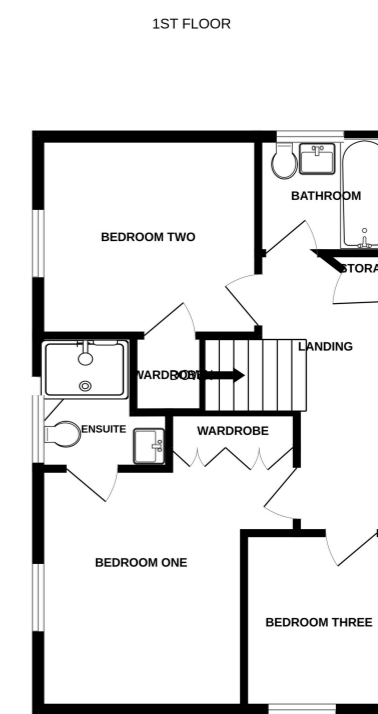
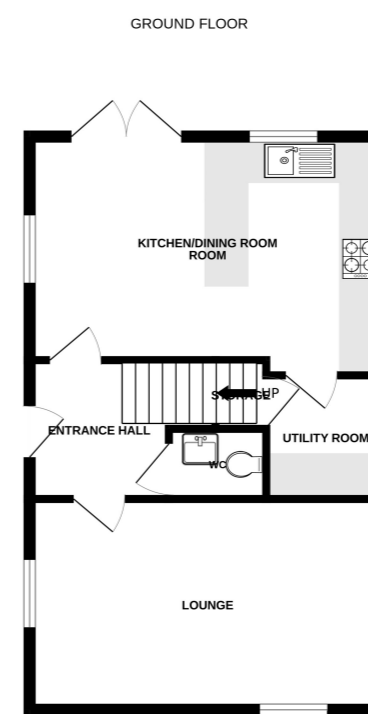


MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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

- Spacious Modern Semi Detached House • Immaculately Presented. • Three Bedrooms • Kitchen/Dining Room with Utility Room off • Enclosed Garden • Side by Side Parking. • Garage.

**Hereford 01432 343477**

**Ledbury 01531 631177**



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### Entrance Hall

Welcoming entrance hall with modern decor, Amtico flooring, radiator and stairs to the First Floor.

With doors to :

### Cloakroom

Comprising low flush w.c. Wash hand basin, radiator, Amtico wood effect flooring.

### Lounge

10' 6" x 18' 1" (3.2m x 5.5m) With windows to front and side, radiator, power points

### Kitchen/Dining Room

9'6" x 17' 9" (2.9m x 5.4m) With window to front, garden and double doors opening onto garden. Range of granite worktops with cupboards and drawers under, integrated fridge/freezer, dishwasher, oven

and hob, and features a Belfast sink. Range of eye level wall cupboards, extractor hood, Radiator, power points, Amtico wood effect flooring.

door to :

### Utility Room

5' 11" x 5'7" (1.8m x 1.7m) With under stairs storage area, spaces for washing machine and tumble drier, power points, eye level wall cupboards

### First Floor Landing

With Doors off to :

### Master Bedroom

11'10" x 10'2" (3.6m x 3.1m) With window to front, range of fitted mirror front wardrobes, radiator, power points, door to:

### En Suite

with shower cubicle, low flush

w.c., wash basin, radiator, heated towel rail, Amtico flooring.

### Bedroom Two

9' 10" x 10' 10" (3m x 3.3m) With window to front, radiator, power points. Doors to fitted wardrobe.

### Bathroom

5' 6" x 6' 6" (1.68m x 1.98m) With window to side, panelled bath, low flush w.c., wash basin, radiator, Amtico flooring, heated towel rail

### Bedroom Three

7' 4" x 8' 9" (2.24m x 2.67m) With window to side, radiator, power points

### Outside

The property is approached from Skyppe Road which leads to a tarmac parking area and onto the Detached Garage with metal up and over door.

A gate leads into the landscaped South West facing garden which forms a delightful feature of the property and comprises a paved patio area and lawn with steps down to a further sunken patio and pergola. A personal door is present to gain access to the garage from the garden. The garden is fenced on all sides making it safe for children and pets.



### 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 17'9 x 10'4 (5.42 x 3.15)
- Kitchen/Dining Room 17'9 x 10'3 (5.41 x 3.12)
- Utility 6' x 5'7 (1.85 x 1.70)
- Master Bedroom 14'5 x 13'3 (4.39 x 4.04)
- Bedroom Two 11' x 9'8 (3.35 x 2.95)
- Bedroom Three 8'9 x 7'4 (2.6 x 2.24)

### And there's more...

- Well presented accommodation
- Kitchen/Dining Room
- Utility
- Three Bedrooms
- Detached Garage
- Feature Garden