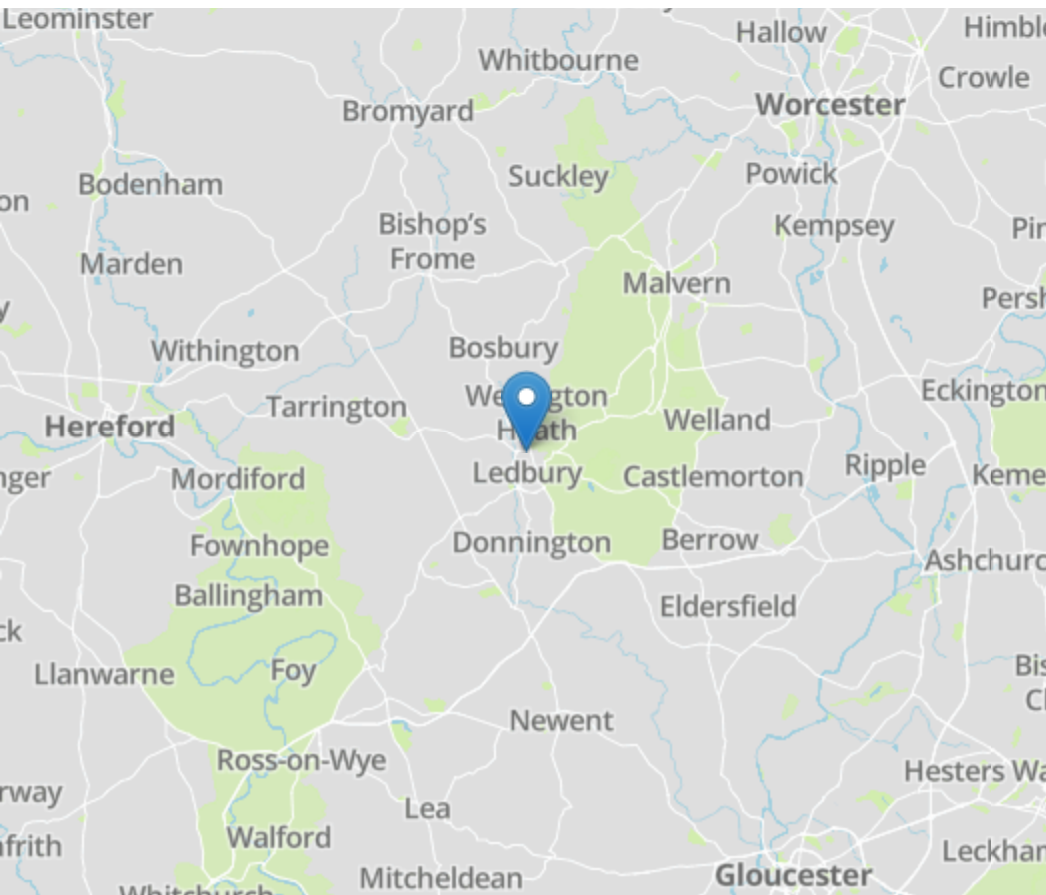




DIRECTIONS

From our office proceed on The Homend toward the railway station, turn left into The Langland, follow this road onto Northmead where the property can be found on the right hand side as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band B

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

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		
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 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.

24 Northmead
Ledbury HR8 1BE

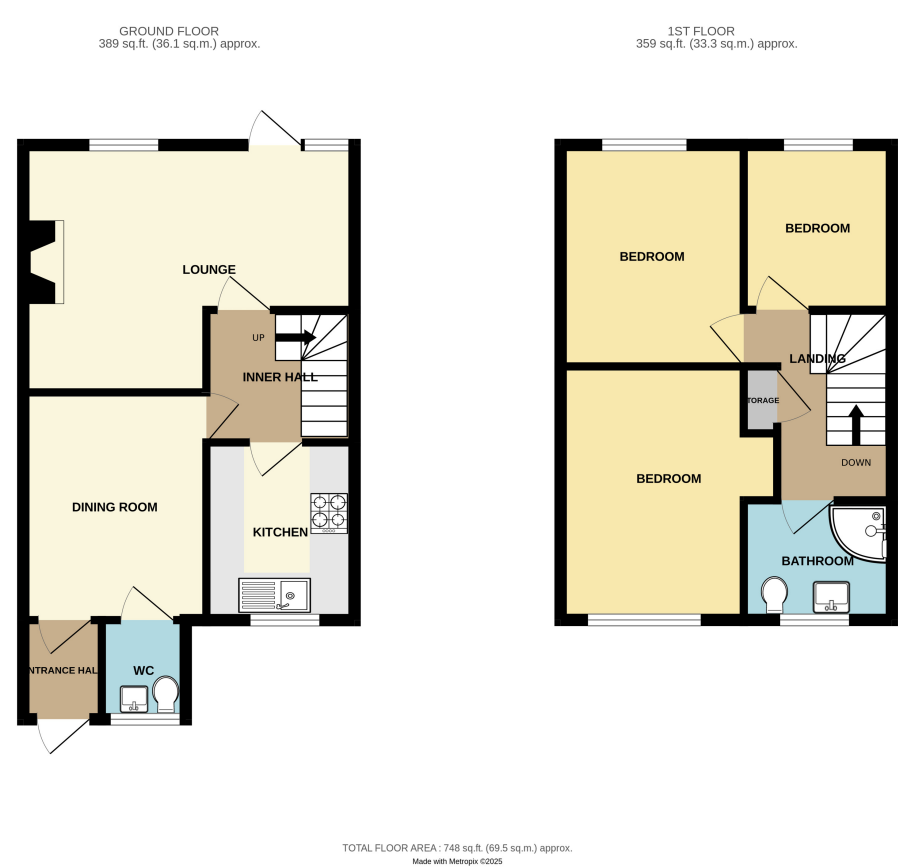
£199,950



- Two Reception Rooms. • Three Bedrooms. • Enclosed Garden. • Off Road Parking. • In need of updating throughout.

Hereford 01432 343477

Ledbury 01531 631177



24 Northmead

Situation and Description

The property is situated in a quiet cul-de-sac location within easy access to both the railway station and town centre. The property offers scope for updating throughout and the accommodation comprises two reception rooms, three bedrooms, enclosed garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with laminate flooring, door to:

Dining Room

8' 9" x 10' 6" (2.67m x 3.20m) with laminate flooring, power points. Doors to:

Cloakroom

with window to front, low flush w.c., pedestal wash basin, tiled splashbacks.

Inner Hall

with stairs to first floor, power points, doors to:

Kitchen

7' 1" x 8' 9" (2.16m x 2.67m) with window to front, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built in four ring gas hob with oven under and extractor hood over, eye level wall cupboards, space for washing machine and fridge, tiled splashbacks, power points.

Lounge

16' 11" max x 11' 10" max (5.16m max x 3.61m max) with window and door to rear overlooking the garden, feature stone fireplace with Living

Flame fire, power points, T.V point.

First Floor

Landing

with hatch to roof space, door to Airing Cupboard housing the hot water tank. Doors to:

Bedroom One

8' 10" x 12' 3" (2.69m x 3.73m) with window to front, power points.

Bedroom Two

8' 6" x 12' 0" (2.59m x 3.66m) with window to rear, power points.

Bedroom Three

7' 6" x 8' 10" (2.29m x 2.69m) with window to rear, power points.

Bathroom

with window to front, corner shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan.

Outside

Approach

The property is approached from Northmead via a paved and gravelled driveway with adjacent gravelled foregarden with inset shrub and floral beds.

Garden

The rear garden forms a delightful feature of the property and comprises a patio with adjacent lawn having mature shrub and floral beds, to the rear of the garden is a wooden shed. The garden is bound 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...

- ✓ Dining Room
8'9 x 10'6 (2.67m x 3.20m)
- ✓ Kitchen
7'1 x 8'9 (2.16m x 2.67m)
- ✓ Lounge
16'11 max x 11'10 max (5.16m max x 3.61m max)
- ✓ Bedroom One
8'10 x 12'3 (2.69m x 3.73m)
- ✓ Bedroom Two
8'6 x 12' (2.59m x 3.66m)
- ✓ Bedroom Three
7'6 x 8'10 (2.29m x 2.69m)

And there's more...

- ✓ Mid Terraced House.
- ✓ Two Reception Rooms.
- ✓ Three Bedrooms.
- ✓ Garden.
- ✓ Off Road Parking.
- ✓ Scope for updating throughout.