

The Cottage Worcester Road
Ledbury HR8 1PL

£195,000



- Set in a quiet courtyard location.
- Within Easy Walking Distance of Ledbury Town Centre.
- Charming Cottage.
- Two Bedrooms.
- Allocated Off Road Parking Space.

The Cottage

Situation and Description

The Cottage is situated in a quiet courtyard location within easy walking distance of Ledbury town centre. The property offers charming accommodation throughout to include, sitting room, kitchen, two bedrooms, bathroom and an allocated off road parking space.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, door to Understairs Storage Cupboard and Airing Cupboard housing the wall mounted Worcester central heating boiler. Doors to:

Sitting Room

8' 11" x 11' 11" (2.72m x 3.63m) with window to front, feature fireplace, radiator, power points, wall lights.

Kitchen

7' 4" x 8' 2" (2.24m x 2.49m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in electric hob with oven under and extractor hood over, eye level wall cupboards, space

for washing machine and fridge, tiled splashbacks, power points.

First Floor

Landing

with hatch to roof space, doors to:

Bedroom One

8' 9" x 11' 11" (2.67m x 3.63m) with window to front, feature fireplace, radiator, power points.

Bedroom Two

6' 1" x 11' 11"max (1.85m x 3.63m max) with window to front, radiator, power points.

Bathroom

with window to front, shower cubicle, low flush w.c., pedestal wash basin, radiator, extractor, shaver point.

Outside

Approach

The property is approached from Worcester Road via a gravelled driveway which leads to the parking area where The Cottage has one allocated space.

To the front of The Cottage is a small decked area.

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

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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.

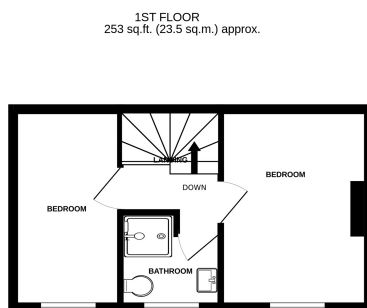
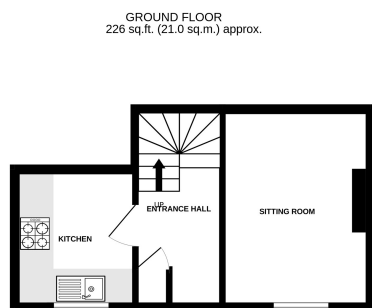
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



TOTAL FLOOR AREA - 479 sq.ft. (44.5 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	72	
(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

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