



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services

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

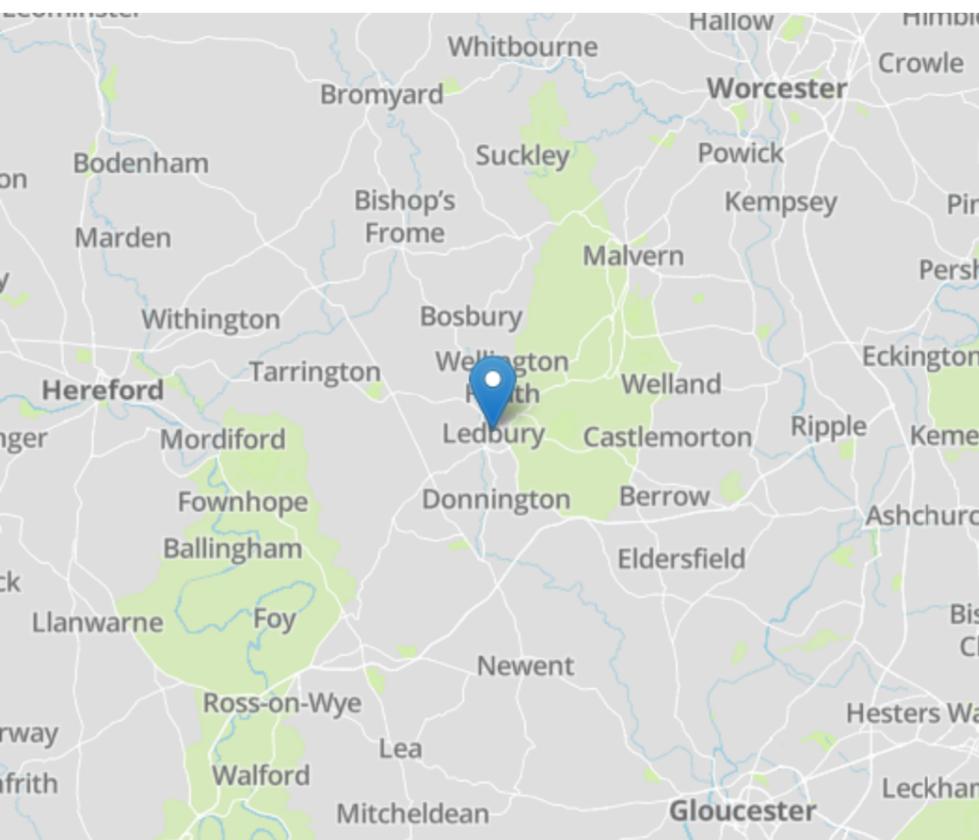
47 Bridge Street
Ledbury HR8 2AH

£205,000



DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street where Number 47 can be found on the left hand side as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.

• Two Reception Rooms. • Two Bedrooms. • Useful Loft Conversion. • Garden. • Off Road Parking. • No Onward Chain.

Hereford 01432 343477

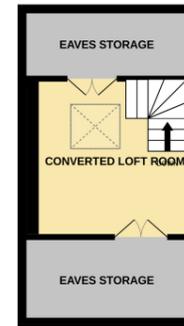
Ledbury 01531 631177



GROUND FLOOR
361 sq ft. (33.5 sq.m.) approx.

1ST FLOOR
263 sq ft. (24.4 sq.m.) approx.

2ND FLOOR
228 sq ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.
Made with Metreplan ©2020

47 Bridge Street

Situation and Description

Bridge Street is situated within easy walking distance of Ledbury town centre. Number 47 offers well presented accommodation to include two reception rooms, two bedrooms, useful converted loft room, garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Sitting Room

11' 2" x 11' 9" (3.40m x 3.58m) with window to front, feature fireplace with inset wood burning stove and tiled hearth, radiator, power points, T.V point. Door to:

Dining Room

11' 2" x 11' 11" max (3.40m x 3.63m max) with door to rear opening onto

the garden, with fireplace recess and fitted shelving, radiator, power points, opening to:

Kitchen

5' 7" x 7' 10" (1.70m x 2.39m) with window to side, range of worktops with cupboards and drawers under, inset stainless steel sink with drainer, built in ceramic hob with oven under and stainless steel extractor hood over, eye level wall cupboards, tiled splashbacks, power points, tiled flooring, ceiling spot lights, door to:

Rear Hall

with tiled flooring, door to Airing Cupboard. Door to:

Bathroom

with window to side, panelled bath with shower over, pedestal wash hand basin, low flush w.c., fully tiled walls, ladder style radiator, tiled

flooring, extractor fan.

First Floor

Landing

with doors to:

Bedroom One

11' 2" x 11' 11" (3.40m x 3.63m) with window to front, radiator, power points.

Bedroom Two

10' 6" x 9' 4" max (3.20m x 2.84m max) with window to rear overlooking the garden, radiator, power points.

Second Floor

Converted Loft Room

9' 10" x 10' 4" (3.00m x 3.15m) with Velux window, radiator, power points, doors to Eaves Storage.

Outside

Approach

The property is approached from Bridge Street via steps leading to a raised front garden laid to gravel with inset shrub and floral beds.

Garden

To the rear of the property is a brick yard area with step leading to a raised shared pathway with the garden from Number 47 found on the right hand side comprising a paved seating area with adjacent lawn. To the rear of the garden is a hard standing proving off road parking space accessed via Queens Court.

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...

- Sitting Room
11'2 x 11'9 (3.40m x 3.58m)
- Dining Room
11'2 x 11'11 max (3.40m x 3.63m max)
- Kitchen
5'7 x 7'10 (1.70m x 2.39m)
- Bedroom One
11'2 x 11'11 (3.40m x 3.63m)
- Bedroom Two
10'6 x 9'4 (3.20m x 2.84m)
- Loft Room
9'10 x 10'4 (3m x 3.15m)

And there's more...

- Terraced House.
- Two Reception Rooms.
- Two Bedrooms.
- Loft Room.
- Garden.
- Off Road Parking.