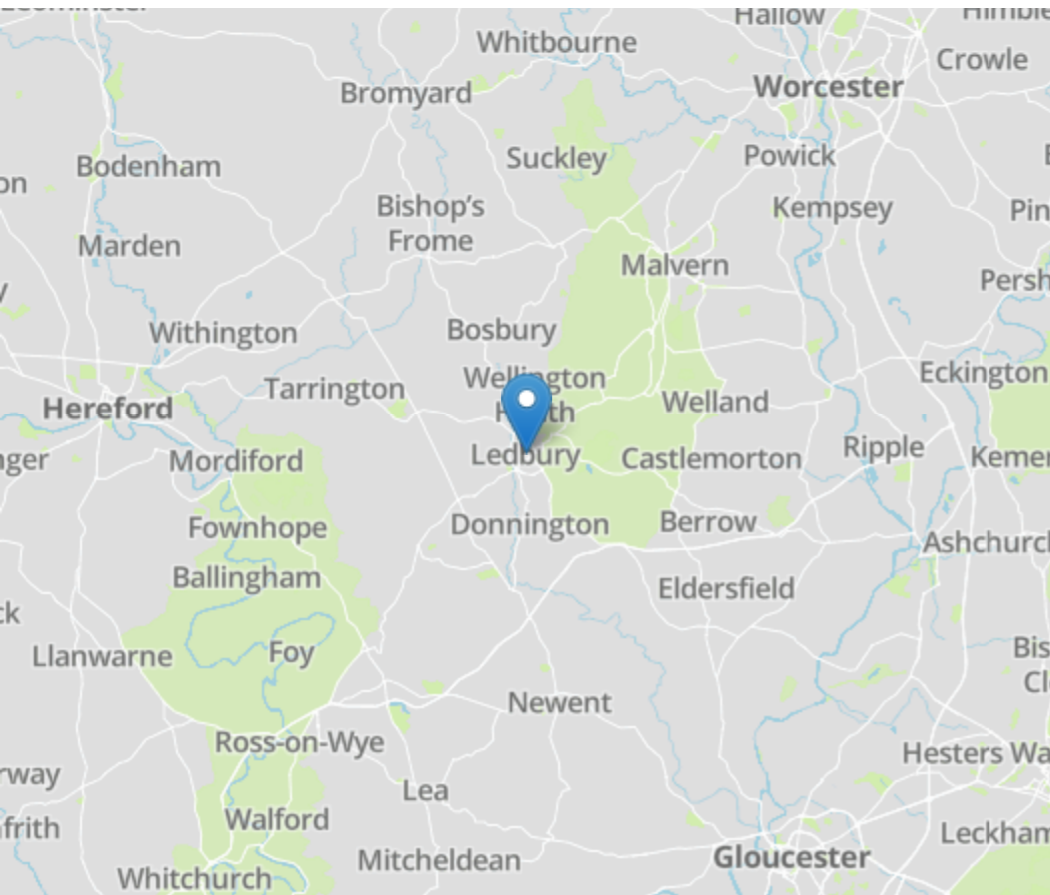




DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street, turn left into Queens Court and number 34 can be found at the end of the cul-de-sac as indicated by the for Sale board.



GENERAL INFORMATION

Tenure

Freehold.

Services

Mains electricity, water and drainage.

All residents of Queens Court are entitled to apply to Herefordshire Council for a parking and visitor's permit.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	47
(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.

34 Queens Court
Ledbury HR8 2AL

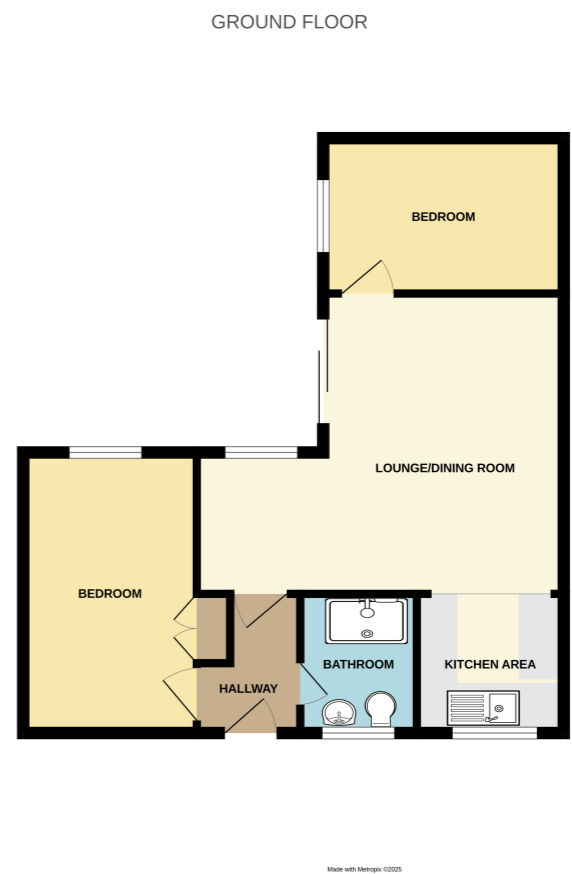
£169,950



- Set within walking distance of Ledbury town centre.
- Two Bedrooms.
- Enclosed Courtyard Garden.
- Single Garage
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



34 Queens Court

Situation and Description

34 Queens Court comprises a two bedroom end of terrace bungalow which has the benefit of Upvc double glazing, electric heating, enclosed patio style garden and single garage.

In more detail the accommodation comprises:

Inside

Entrance Hall

with power points, hatch to roof space, doors to:

L Shaped Lounge/Dining Room

17' 5" max x 14' 3" max

(5.31m max x 4.34m max) with window and sliding doors to rear opening onto the garden, power points, T.V point.

Kitchen

7' 0" x 6' 7" (2.13m x 2.01m) with window to front, range of worktops with cupboards and drawers under, inset sink with drainer, space for electric cooker, washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, power points.

Bedroom One

8' 3" x 13' 4" (2.51m x 4.06m) with window to rear overlooking the garden, power

points, double doors to storage cupboard.

Bedroom Two

11' 5" x 7' 5" (3.48m x 2.26m) with window to side overlooking the garden, power points.

Bathroom

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

Outside

Approach

The property is approached from Queens Court over a paved pathway.

Garden

The rear garden can be accessed via a wooden rear gate and is laid to patio and is enclosed by walling on all sides and offers considerable privacy and security for pets and children.

Garage

To the rear of the property is a garage located in a block.

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...

- ✓ Kitchen
7' x 6' 7" (2.13m x 2.01m)
- ✓ L Shaped Lounge/Dining Room
17' 5" max x 14' 2" max (5.31m max x 4.34m max)
- ✓ Bedroom One
8' 3" x 13' 4" (2.51m x 4.06m)
- ✓ Bedroom Two
11' 5" x 7' 5" (3.48m x 2.26m)

And there's more...

- ✓ Well Maintained Bungalow.
- ✓ Two Bedrooms.
- ✓ Courtyard Garden.
- ✓ Garage