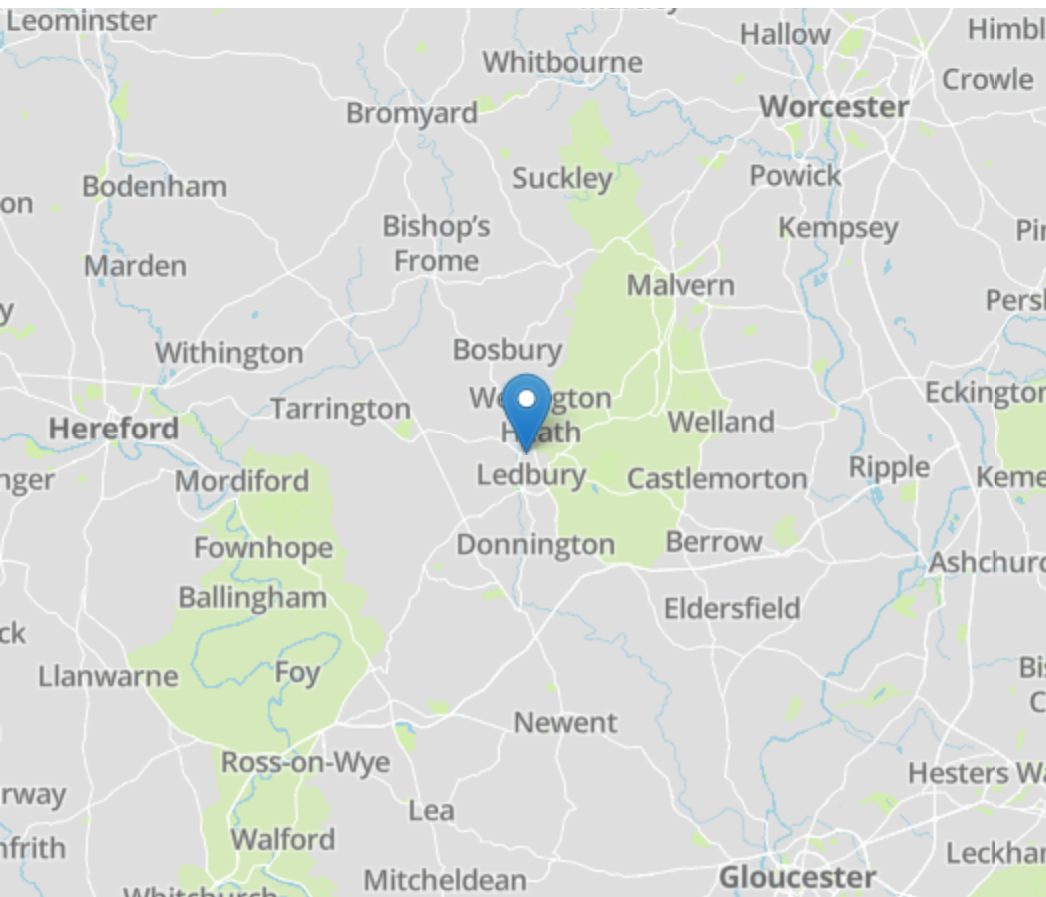




## DIRECTIONS

From our office proceed on The Homend toward the railway station, turn left onto the Hereford Road, at the roundabout take the first left into New Mills Way, take the first left into Viking Way where Number 28 can be found at the end of the cul-de-sac on the right hand side.



## 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	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		

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.

28 Viking Way  
Ledbury HR8 2DU

£219,995



- Set in a popular location within walking distance of Ledbury town centre.
- A semi-detached house.
- Conservatory.
- Two Bedrooms.
- Easily Maintained Garden.
- Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177





## 28 Viking Way

### Situation and Description

Viking Way is situated on the popular New Mills development within easy walking distance of Ledbury town centre. Number 28 is located at the end of the cul-de-sac and offers two bedrooms, conservatory, easily maintained garden and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, opening to:

#### Kitchen

7' 10" x 7' 10" (2.39m x 2.39m) with window to front, range of worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer,

built-in four ring gas hob with double oven under and extractor hood over, space for washing machine and fridge/freezer, eye level wall cupboards, wall mounted Worcester central heating boiler, tiled splashbacks, power points.

#### Lounge/Dining Room

11' 10" x 16' 9" (3.61m x 5.11m) with sliding doors to rear, radiator, power points, T.V point, stairs to first floor.

#### Conservatory

7' 6" x 7' 7" (2.29m x 2.31m) with door to rear opening onto the garden, radiator, power points,

### First Floor

#### Landing

with hatch to roof space, power points. Doors to:

#### Bedroom One

9' 8" x 11' 10" (2.95m x 3.61m) with window to rear, radiator, power

points, double doors to built-in wardrobe.

#### Bedroom Two

6' 9" x 10' 10" (2.06m x 3.30m) with window to front, radiator, power points, doors to two wardrobes.

#### Bathroom

with window to front, panelled bath with shower over, low flush w.c., vanity unit with inset wash basin and cupboards under, tiled splashbacks, radiator, extractor fan.

### Outside

#### Approach

The property is approached from Viking Way via a tarmacadam drive with parking for two cars, with adjacent lawned foregarden enjoying mature shrubbery borders.

#### Garden

The rear garden can be accessed via a wooden side gate and has

been laid for easy maintenance and has been laid to paving with well stocked shrub and floral borders, Garden Shed. The garden is fenced on all sides.

### 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  
7'10 x 7'10 (2.39m x 2.39m)
- ✓ Lounge/Dining Room  
11'10 x 16'9 (3.61m x 5.11m)
- ✓ Conservatory  
7'6 x 7'7 (2.29m x 2.31m)

### And there's more...

- ✓ Semi-Detached House.
- ✓ Conservatory.
- ✓ Two Bedrooms.
- ✓ Easily Maintained Garden.
- ✓ Ample Off Road Parking.
- ✓ No Onward Chain.