



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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

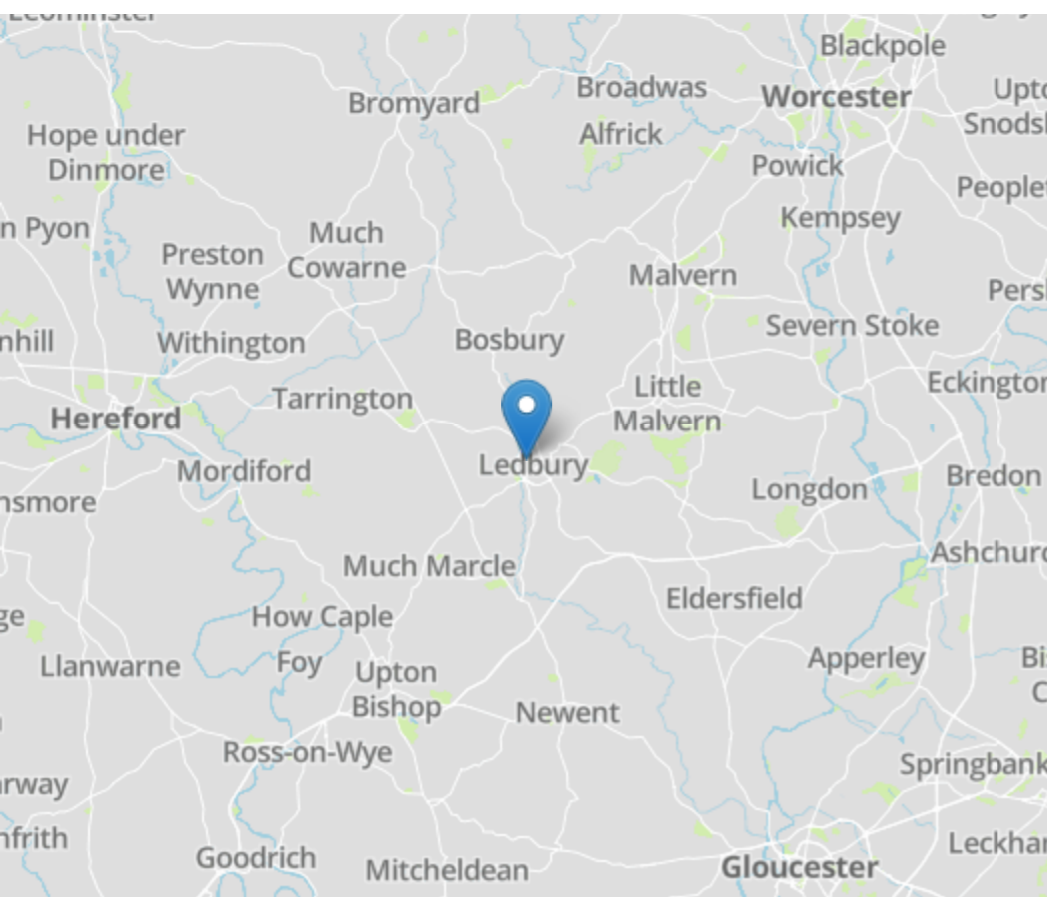
9 Barnett Avenue
Ledbury HR8 2BB

£259,950



DIRECTIONS

From our office turn right and then right again on to Bye Street. Continue down the road and take the second turning on the right in to Barnett Avenue, follow the road along and the property can be found on the left hand side as indicated by the board.



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.

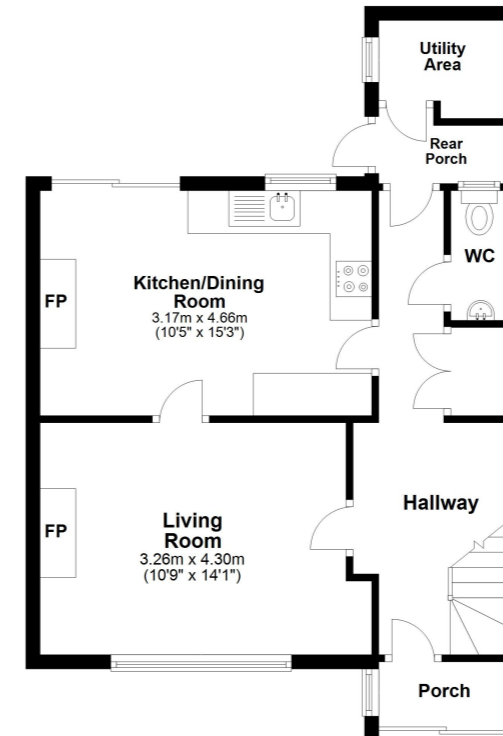
- Well presented and maintained semi detached house
- Attractive well stocked gardens
- Set within easy walking distance of town centre and primary school
- Three Bedrooms

Hereford 01432 343477

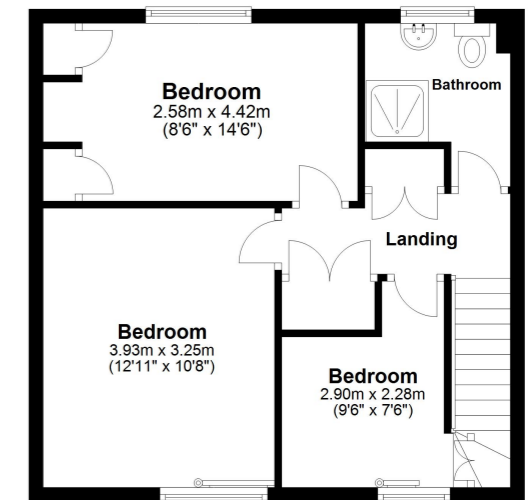
Ledbury 01531 631177



Ground Floor
Approx. 48.9 sq. metres (526.8 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.5 sq. feet)



Total area: approx. 91.8 sq. metres (988.3 sq. feet)

Situation and Description

9 Barnett Avenue is situated in a popular and convenient residential location which gives easy access to Ledbury town centre and the local Primary School.

The property comprises a well presented and maintained semi detached family house with delightful rear garden.

Entrance Porch

With door to:

Entrance Hall

Radiator, doors to built in storage cupboards and door to rear opening onto Utility room and rear garden, doors off to:

Cloakroom

With window to rear, pedestal wash basin, low flush w.c.

Kitchen/Dining Room

10'5" x 15'3" (3.17m x 4.66m) with Window to rear and sliding doors to garden, gas fire with wooden surround, range of laminate worktops with cupboards and drawers under, eye level wall cupboards, inset stainless steel sink with drainer, space for gas cooker and fridge freezer, tiled splashbacks, wall mounted gas boiler.

Lounge

10'9" x 14'1" (3.26m x 4.30m) with window to front, gas fire with wooden surround, power points, tv point.

Landing

with 2 x storage cupboards with double doors. Doors to:

Bathroom

With window to rear, low flush w.c, pedestal wash basin, radiator, walk-in shower cubicle.

Bedroom Three

9'6" x 7'6" (2.90m x 2.28m) With window to front overlooking front garden, radiator, power points and built in storage cupboards.

Bedroom One

8'6" x 14'6" (2.58m x 4.42m) An airy bedroom with window to rear overlooking the garden, radiator, power points, built in storage.

Bedroom Two

12'11" x 10'8" (3.93m x 3.25m) with window to front, radiator, power points.

Approach

The property is approached via Barnett Avenue, with a lawned communal area to the front of the property and path leading to the front gate. The property enjoys a lawned front garden with established bushes and is enclosed on all sides.

Garden

The rear garden can be accessed via a side gate which leads to paved patio area and lawn with raised beds enjoying many established shrubs and bushes.

The rear of the garden is a further patio area and two large wooden sheds. The garden is enclosed on all sides making it suitable for children and pets.



At a glance...

- Living Room
10'9" x 14'1" (3.26m x 4.30m)
- Kitchen/Dining Room
10'5" x 15'3" (3.17m x 4.66m)
- Bedroom One
8'6" x 14'6" (2.58m x 4.42m)
- Bedroom Two
12'11" x 10'8" (3.93m x 3.25m)
- Bedroom Three
9'6" x 7'6" (2.90m x 2.28m)

And there's more...

- Semi-Detached House
- Three Bedrooms
- Well Stocked Established Garden
- Easy Walking Distance for Town Centre

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.