

40 Queens Court
Ledbury HR8 2AL

£159,950



- Set within walking distance of Ledbury town centre.
- A semi-detached bungalow.
- Two Bedrooms.
- Courtyard Garden.
- Garage.
- In need of updating.
- No Onward Chain.

40 Queens Court

Situation and Description

Queens Court is situated in an established residential location within easy walking distance of the town centre. Number 40 offers two bedrooms, L shaped lounge/dining room, kitchen, bathroom, private courtyard garden and a garage. The property requires updating throughout.

In more detail the accommodation comprises:

Inside

Entrance Hall

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

Bedroom One

8' 3" x 13' 4" (2.51m x 4.06m) with window to rear overlooking the garden, power points, double doors to Airing Cupboard.

Bathroom

with window to front, panelled bath, low flush w.c., pedestal wash hand basin, tiled splashbacks.

L Shaped Lounge/Dining Room

17' 5"max x 14' 3" max (5.31m max x 4.34m max) with window to

rear and sliding patio door opening onto the garden, power points, T.V point. Sliding door to:

Kitchen

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

Bedroom Two

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

Outside

Approach

The property is approached from Queens Court via a paved area.

The property benefits from a Garage located in a nearby block.

Garden

The rear garden can be accessed via a wooden gate leading to a paved, walled courtyard garden and benefits from a Garden Shed.

GENERAL INFORMATION

Tenure

Freehold.

Services

Mains electricity, water and drainage.

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.

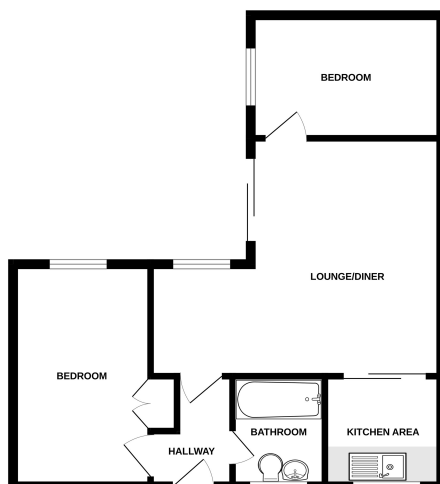
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



Made with floorplan 10252

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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