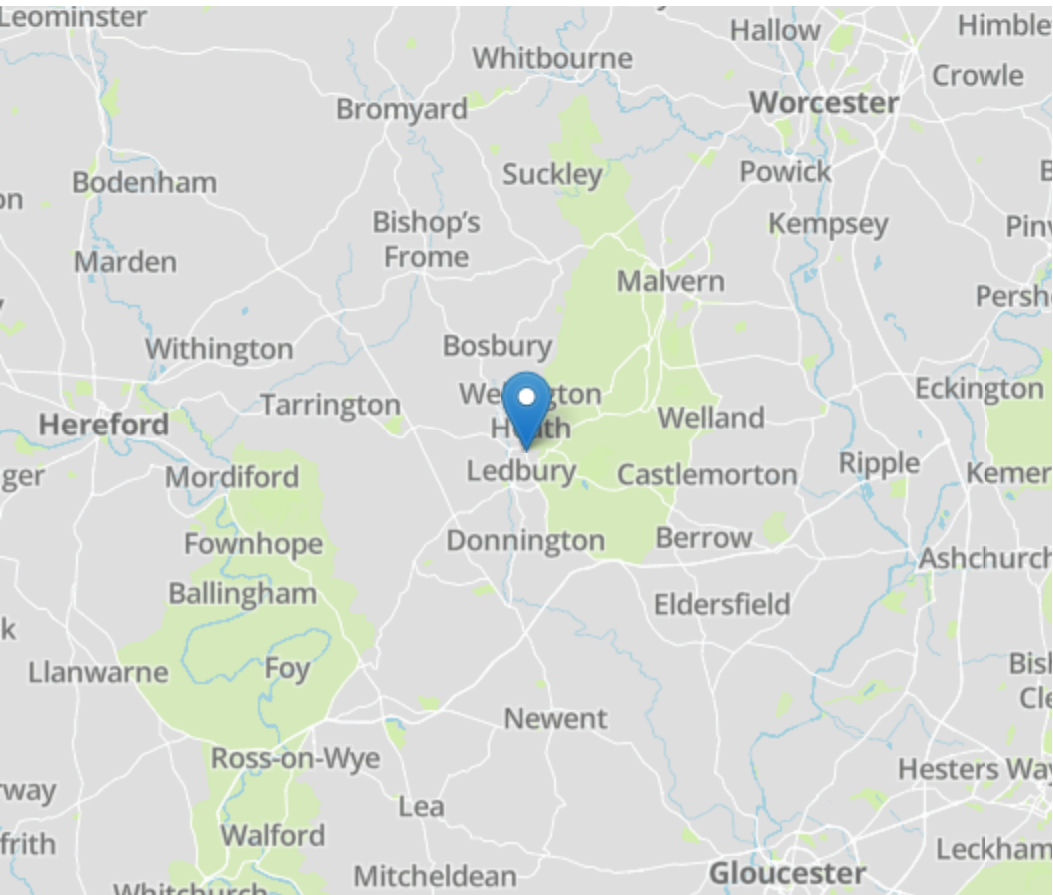




## DIRECTIONS

From our office proceed on The Homend, turn left into Knapp Lane, take the first left into Knapp Close and the property can be found on the right hand side.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band E

### 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	65	80
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.

## 20 Knapp Close Ledbury HR8 1AW £375,000



- Set in an elevated position within a quiet cul-de-sac location.
- A well maintained detached bungalow.
- Three Bedrooms.
- Wrap around garden with extensive views.
- Garage and ample off road parking.





## 20 Knapp Close

### Situation and Description

20 Knapp Close is situated in an elevated quiet cul-de-sac location within easy walking distance of Ledbury town centre. The property offers well maintained accommodation throughout to include lounge, dining area, kitchen, three bedrooms, bathrooms, wrap around garden, garage and ample off road parking.

In more detail the accommodation comprises:

### Inside

#### Porch

with windows to front and side, tiled flooring. Doors to:

#### Entrance Hall

with hatch to roof space, radiator, power points, door to Airing Cupboard. Doors to:

#### Lounge

14' 4" x 11' 11" (4.37m x 3.63m) with picture window to front, large sliding door to side, radiator, power points, Adam style fireplace with inset Living Flame electric fire.

#### Dining Area

10' 4" x 10' 11" (3.15m x 3.33m) with window to rear, radiator, power points, opening to:

#### Kitchen

8' 11" x 10' 11" (2.72m x 3.33m) with window and door to rear, range of Quarts worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in ceramic hob with oven under and extractor hood over, eye level wall cupboards, integrated fridge, space for washing machine, glass splashbacks, door to Storage Cupboard housing the wall mounted Worcester central heating boiler. Door to Entrance Hall.

#### Bedroom One

11' 11" x 12' 9" (3.63m x 3.89m) with picture window to front, radiator, power points.

#### Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m) with window to rear, radiator, power points.

#### Bedroom Three

7' 5" x 8' 8" (2.26m x 2.64m) with window to front, radiator, power points.

#### Bathroom

with window to rear, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

### Outside

#### Approach

The property is approached from Knapp Close via a tarmacadam driveway with parking for several cars, leading to:

#### Garage

10' 5" x 22' 7" (3.17m x 6.88m) with

electric up and over door, power and light connected, pedestrian door to rear, windows to side.

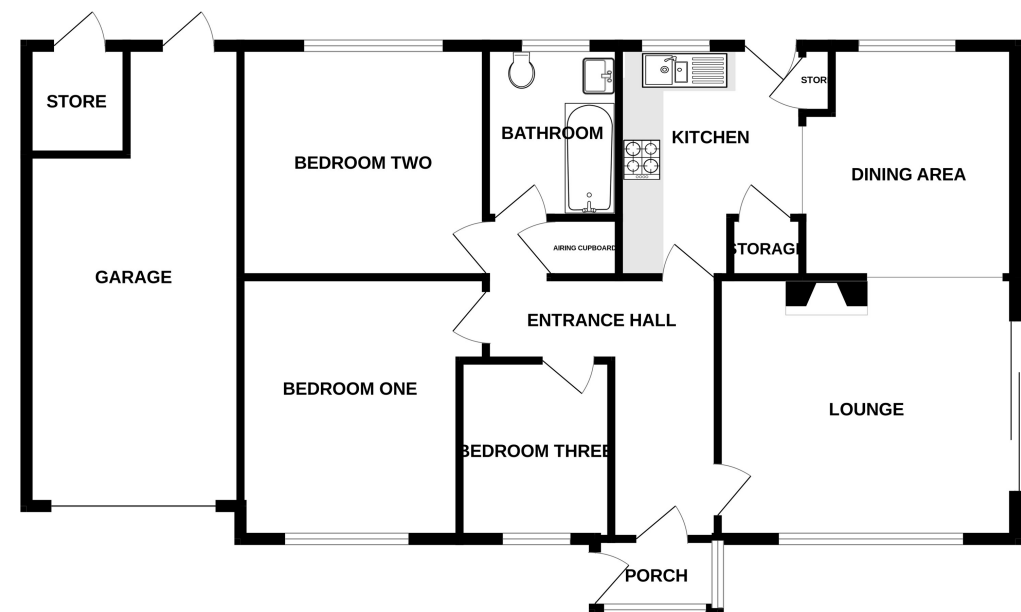
### Garden

The garden froms a delightful feature of the property and wraps around three sides. There is a lawned area to the side with seating area, enjoying the views, well stocked shrub and floral borders, a path leads around the bungalow with a further raised lawn to the rear.

### 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.

GROUND FLOOR  
1150 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.  
Made with Metropix ©2024



### At a glance...

- ✔ Lounge  
14'4 x 11'11 (4.37m x 3.63m)
- ✔ Dining Area  
10'4 x 10'11 (3.15m x 3.33m)
- ✔ Kitchen  
8'11 x 10'11 (2.72m x 3.33m)
- ✔ Bedroom One  
11'11 (12'9 (3.63m x 3.89m)
- ✔ Bedroom Two  
11'11 x 11'3 (3.63m x 3.43m)
- ✔ Bedroom Three  
7'5 x 8'8 (2.26m x 2.64m)
- ✔ Garage  
10'5 x 22'7 (3.17m x 6.88m)

### And there's more...

- ✔ Set in an elevated position.
- ✔ A well maintained detached bungalow.
- ✔ Three Bedrooms.
- ✔ Wrap around garden.
- ✔ Garage and ample off road parking.