

Apartment Two, Eastnor House Worcester  
Road  
Ledbury HR8 1PL  
**£130,000**



• Set within easy walking distance of Ledbury town. • Ground Floor Apartment. • Large Double Bedroom. • Allocated Off Road Parking.

## Apartment Two, Eastnor House

### Situation and Description

Eastnor House is situated within easy walking distance of Ledbury town centre with a quiet courtyard location. Apartment Two offers spacious accommodation to include kitchen, lounge/dining room, large double bedroom, bathroom and allocated off road parking.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

with window to front, radiator, power points, doors to Storage Cupboard. Doors to:

#### Kitchen

10' 2" x 6' 8" (3.10m x 2.03m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in electric hob with oven under and extractor hood over, eye level wall cupboards,

space for washing machine and fridge, tiled splashbacks, wall mounted Worcester central heating boiler, power points. Double doors opening to:

#### Lounge/Dining Room

16' 10" x 12' 0" (5.13m x 3.66m) with window to rear, radiator, power points, T.V point, door to Entrance Hall.

#### Bedroom

10' 7" x 12' 0" (3.23m x 3.66m) with window to rear, radiator, power points, wall lights, feature fireplace.

#### Bathroom

with window to front, shower cubicle, low flush w.c, ladder style radiator, tiled splashbacks, extractor fan, ceiling spot lights.

### Outside

#### Approach

Eastnor House can be accessed via a gravelled driveway from the Worcester Road, which leads to a large gravelled parking area with Apartment Two having one space.

## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains service will be connected.

### Outgoings

Council Tax: Band A

### 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](http://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.

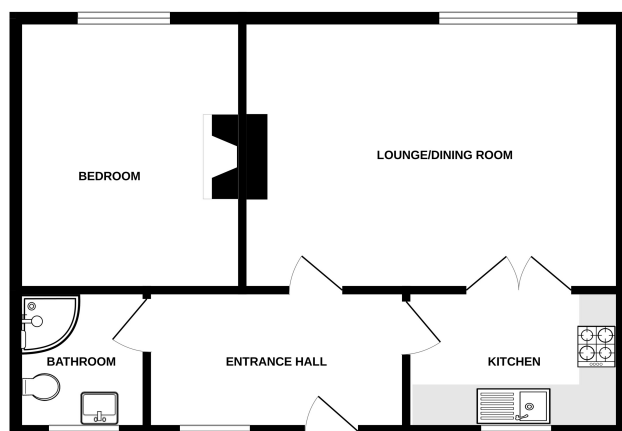
### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 543 sq.ft. (50.4 sq.m.) approx.  
Made with Metropac C2004

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	76
(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	

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