

47 Queens Court
Ledbury HR8 2AL

£169,950



- Set in an established residential location within easy walking distance of Ledbury town centre.
- An immaculately presented end-terraced bungalow.
- Two Bedrooms.
- Private Enclosed Garden.

47 Queens Court

Situation and Description

47 Queens Court is situated in an established residential location within easy walking distance of Ledbury town centre. The property offers immaculately presented accommodation throughout to include two bedrooms, open plan lounge/dining/kitchen, private easily maintained garden.

In more detail the accommodation comprises:

Inside

Entrance Hall

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

Bedroom One

8' 1" x 14' 11" (2.46m x 4.55m) with window to rear overlooking the garden, power points, range of fitted wardrobes.

Bathroom

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

'L Shaped' Lounge/Dining Room

17' 6" max x 14' 4" max (5.33m max x 4.37m max) with window and

sliding door opening onto the garden, wall mounted electric heaters, power points, telephone point. Opening to:

Kitchen

7' 0" x 6' 9" (2.13m x 2.06m) with window to front, range of laminate worktops with cupboards and drawers under, inset sink with drainer, space for washing machine, fridge/freezer and electric cooker, eye level wall cupboards, tiled splashbacks, power points.

Bedroom Two

11' 5" x 7' 4" (3.48m x 2.24m) with window to side overlooking the garden, power points.

Outside

Approach

The property is approached from Queens Court via a shared paved courtyard area. The residents of Queens Court are able to apply for parking permits.

Garden

The rear garden can be accessed via a doorway at the rear of the property and has been laid for easy maintenance with paving. The garden is bound on all sides via walling and offers considerable privacy.

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.

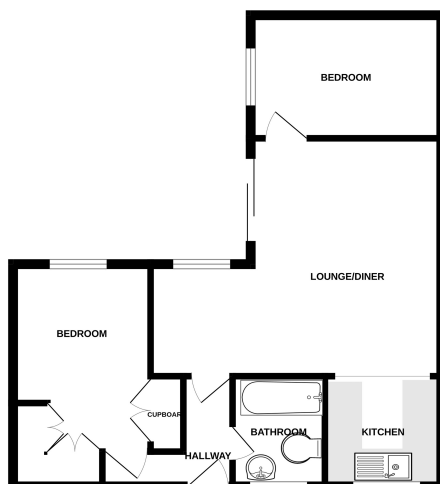
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.
Made with floorplan 10000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(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	

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.