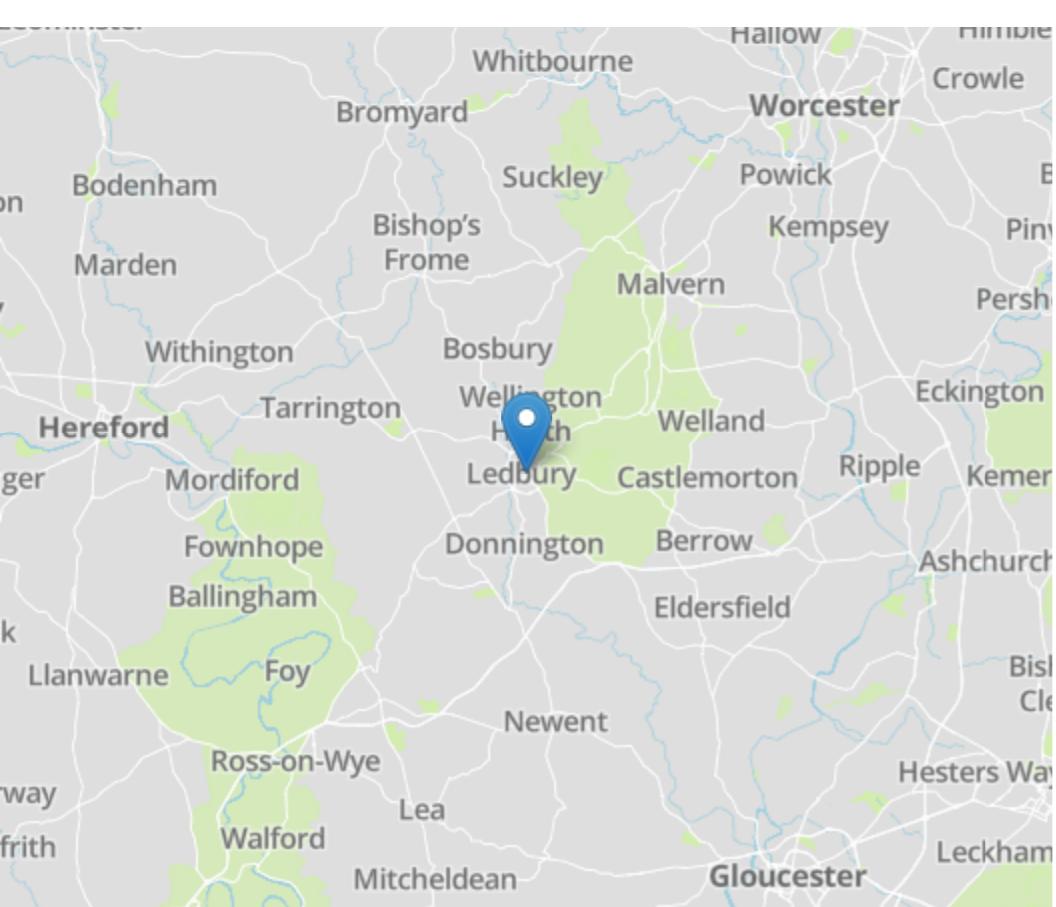




## DIRECTIONS

From our office turn right into Bye Street, take the first left into Market Street, follow this road along and the property can be found on the right hand side as indicated by the For Sale board.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band C

### 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

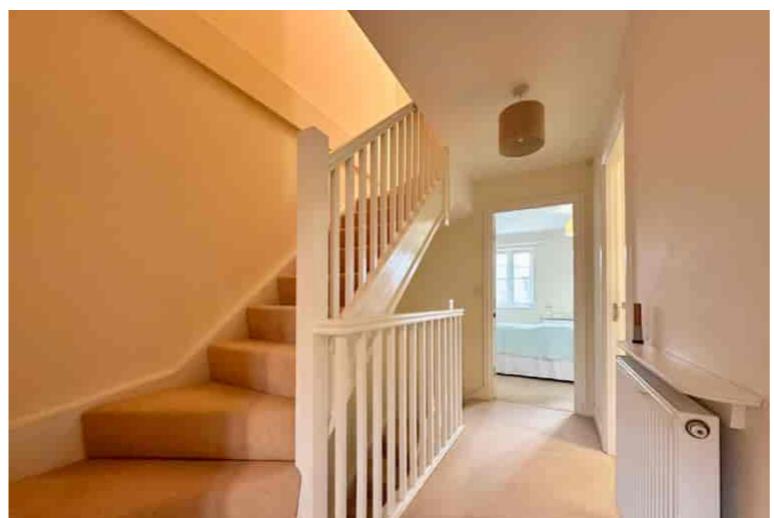
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

**2 Old Market Court, Market Street  
Ledbury HR8 2GE**

**£300,000**



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 or 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.

- Set within easy walking distance of Ledbury town centre.
- A well presented three storey town house.
- Three Bedrooms.
- Two Bathrooms.
- Easily Maintained, South Facing Garden.
- Allocated Off Road Parking Space.
- No Onward Chain.

**Hereford 01432 343477**

**Ledbury 01531 631177**



## 2 Old Market Court, Market Street

### Situation and Description

Market Street is situated within easy walking distance of Ledbury town centre. The property is within a small selection of individual town houses constructed approximately 25 years ago. The accommodation comprises kitchen, lounge, three bedrooms, two bathrooms, easily maintained, south facing garden and allocated off road parking space.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, coving, door to Pantry Cupboard. Doors to:

#### Cloakroom

with window to front, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

#### Kitchen

11' 4" x 6' 2" (3.45m x 1.88m) with window to front, range of laminate worktops with

cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with double oven under and stainless steel Neff extractor hood over, space and plumbing for washing machine, integrated fridge/freezer, eye level wall cupboards, tiled splashbacks, power points, radiator.

#### Lounge/Dining Room

18' 5" x 12' 10" (5.61m x 3.91m) double glazed doors to rear opening onto the garden, two radiators, power points, T.V point, wall lights, built-in display furniture with glass fronted display cabinets and shelving.

#### First Floor

#### Landing

with radiator, power points, doors to:

#### Bedroom Two

12' 10" x 8' 05" (3.91m x 2.57m) with two windows to front, radiator, power points, built-in double wardrobe with hanging rail and shelving.

#### Bedroom Three

9' 8" x 12' 10" (2.95m x 3.91m) with two

windows to rear, radiator, power points, double doors to built-in wardrobes with hanging rail and shelving.

#### Shower Room

white suite comprising walk-in shower, fully tiled walls, glazed opening screen, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, extractor fan.

#### Second Floor

#### Master Bedroom

13' 5" x 9' 7" (4.09m x 2.92m) with window to front, radiator, power points, hatch to roof space, eaves storage. Door to:

#### En-Suite Bathroom

with window to rear, white suite comprising panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor, door to Boiler Cupboard housing the Volera wall mounted central heating boiler.

#### Outside

#### Approach

The property is approached from Market

Street via a path with adjacent well stocked foregarden.

#### Garden

The rear garden is a pleasant courtyard garden which has been paved for ease of maintenance with trellising leading to a useful Garden Store. The garden is completely bounded by timber slatted fencing for security and a single gate gives access to the rear.

At the rear of the property is an allocated parking space for Number 2, plus additional visitors spaces if required.



### At a glance...

- Kitchen  
11'4" x 6'2" (3.45m x 1.85m)
- Lounge/Dining Room  
18'5" x 12'10" (5.61m x 3.91m)
- Bedroom One  
13'5" x 9'7" (4.09m x 2.92m)
- Bedroom Two  
12'10" x 8'05" (3.91m x 2.57m)
- Bedroom Three  
9'8" x 12'10" (2.95m x 3.91m)

### And there's more...

- Three Storey Town House.
- Three Bedrooms.
- Two Bathrooms.
- Easily Maintained, South Facing Garden.
- Allocated Off Road Parking.
- No Onward Chain.

### 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.