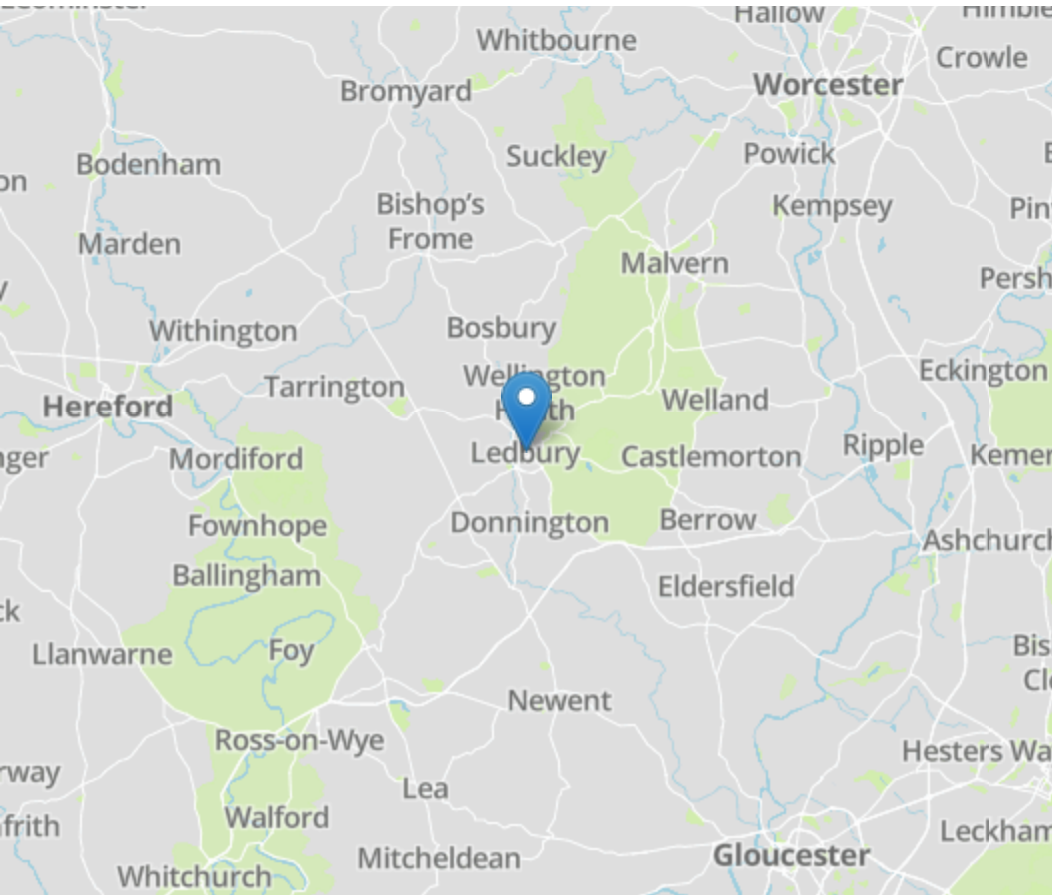




## DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street, turn left into Queens Court and number 34 can be found at the end of the cul-de-sac as indicated by the for Sale board.



## 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](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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	47
(39-54)	E	
(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.

34 Queens Court  
Ledbury HR8 2AL

£179,950

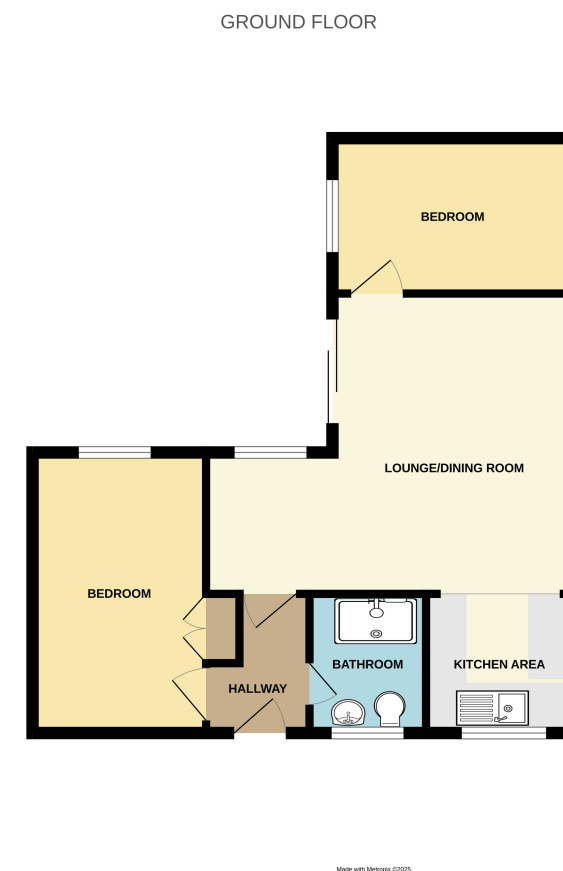


- Set within walking distance of Ledbury town centre.
- Two Bedrooms.
- Enclosed Courtyard Garden.
- No Onward Chain.
- Separate Garage available by separate negotiations.

Hereford 01432 343477

Ledbury 01531 631177





## 34 Queens Court

### Situation and Description

Queens Court is situated within easy walking distance of Ledbury town centre. Number 34 offers well maintained accommodation to include, two bedrooms, bathroom, L shaped lounge/dining room, kitchen, courtyard garden. There is also a garage which is available by separate negotiations.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

with power points, hatch to roof space, doors to:

#### L Shaped Lounge/Dining Room

17' 5" max x 14' 3" max (5.31m max x 4.34m max) with window and sliding doors to rear opening onto the garden, power points, T.V point.

#### Kitchen

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

#### Bedroom One

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

double doors to stoarge cupboard.

#### Bedroom Two

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

#### Bathroom

with window to front, large shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan.

### Outside

#### Approach

The property is approached from Queens Court with a step leading to the front door.

#### Garden

The rear garden can be access via a wooden rear gate and is

laid to patio. The garden is enclosed by walling on all sides and offers considerable privacy.

### Garage - Available by separate negotiation

To the rear of the property is a garage located in a block which can be purchased by separate negotiations.

### 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.



### At a glance...

- ✓ Kitchen  
7' x 6'7 (2.13m x 2.01m)
- ✓ L Shaped Lounge/Dining Room  
17'5 max x 14'2 max (5.31m max x 4.34m max)
- ✓ Bedroom One  
8'3 x 13'4 (2.51m x 4.06m)
- ✓ Bedroom Two  
11'5 x 7'5 (3.48m x 2.26m)

### And there's more...

- ✓ Well Maintained Bungalow.
- ✓ Two Bedrooms.
- ✓ Courtyard Garden.
- ✓ Garage available by separate negotiation.