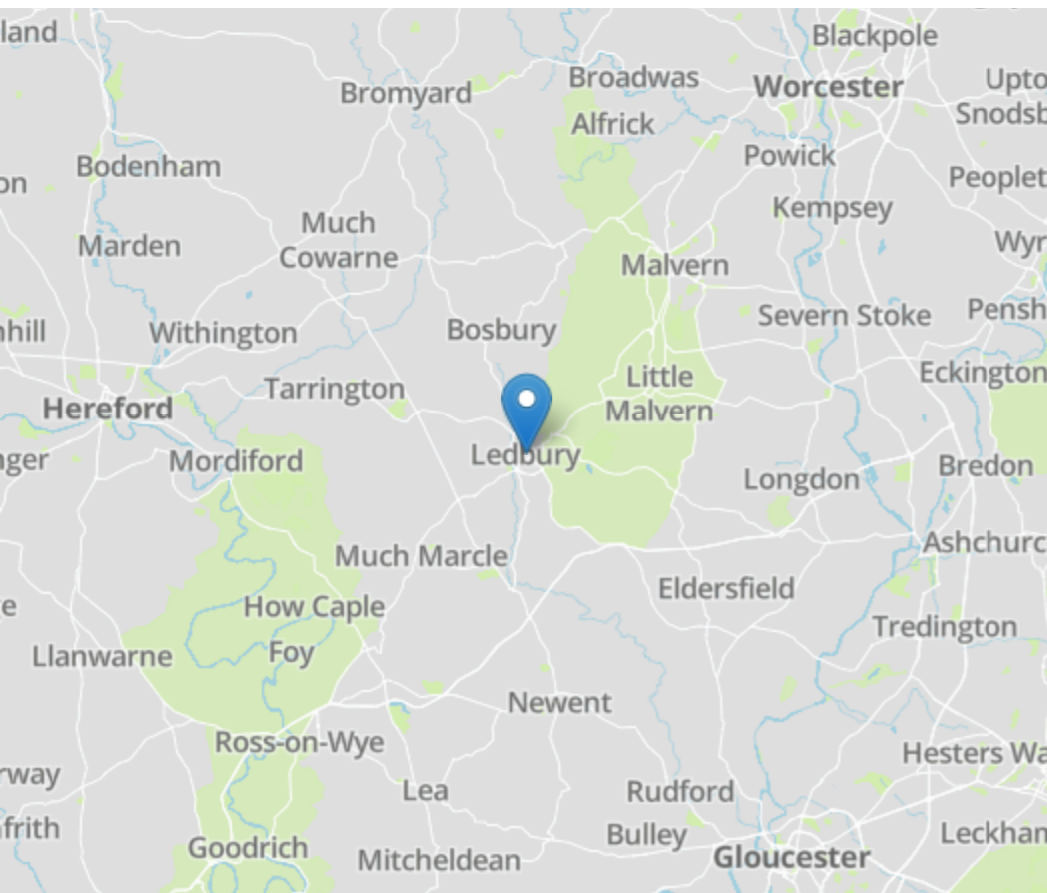




DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street, turn left into Queens Court, where number 30 can be found in the top right hand corner.



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

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		99
(81-91)	B	89	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.

30 Queens Court
Ledbury HR8 2AL

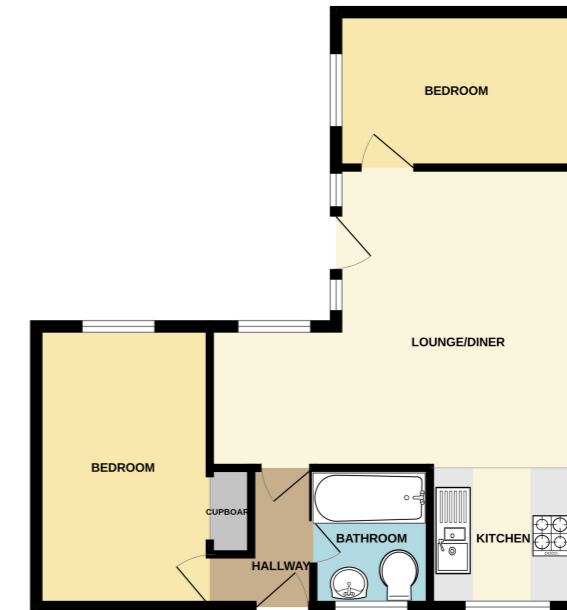
£209,000



- Set in an established residential location within easy walking distance of Ledbury town centre.
- A well presented and improved bungalow.
- New Kitchen, Bathroom and Decor Throughout.
- Two Bedrooms.
- Larger Than Average Garden.
- Air Source Heat Pump.
- Solar Panels.



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



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.
Made with Mergim 02025

30 Queens Court

Situation and Description

Queens Court is situated within easy walking distance of Ledbury town centre. Number 30 offers well presented accommodation to include two bedrooms, larger than average garden, together with Air Source Heat Pump, Solar Panels.

In more detail the accommodation comprises:

Inside

Entrance Hall

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

Bedroom One

8' 3" x 13' 4" (2.51m x 4.06m) with window to rear overlooking

the garden, radiator, power points, opening to hanging space.

Bathroom

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

L Shaped Lounge/Dining Room

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

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, built-in electric hob with extractor hood over, space for fridge/freezer, tiled splashbacks, power points.

Bedroom Two

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

Outside

Approach

The property is approached from Queens Court via a paved pathway leading to the front door.

Residents are able to apply for permit parking from Herefordshire Council.

Garden

The rear garden can be accessed via a wooden gate and forms a delightful feature of the property, comprising a decked seating area with adjacent gravelled area with inset paved stepping stones and well stocked shrub and floral borders, Garden Shed. The garden is fenced on all sides and offers considerable privacy.

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...

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

And there's more...

- Well Presented.
- Two Bedrooms.
- Larger Than Average Garden.
- Air Source Heat Pump.
- Solar Panels.
-