



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

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.

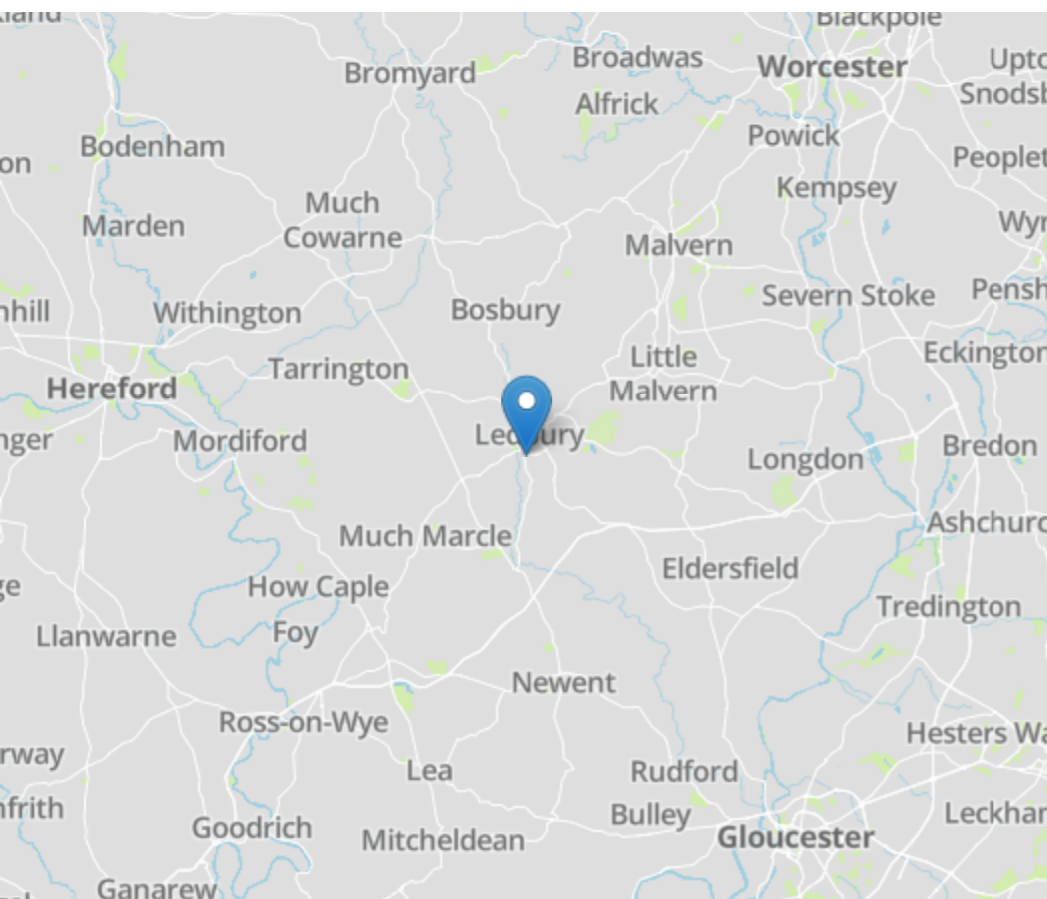
Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

14 Skyppe Road
Ledbury HR8 2GZ
£295,000



DIRECTIONS

From our office continue onto The Homend towards the railway station, continue onto the Hereford Road, at the roundabout take the second exit onto Leodon Way at the roundabout take the third exit, at the next roundabout take the second exit, at the final roundabout take the third exit into Kipling Road, take the second left into Skyppe Road where the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(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.



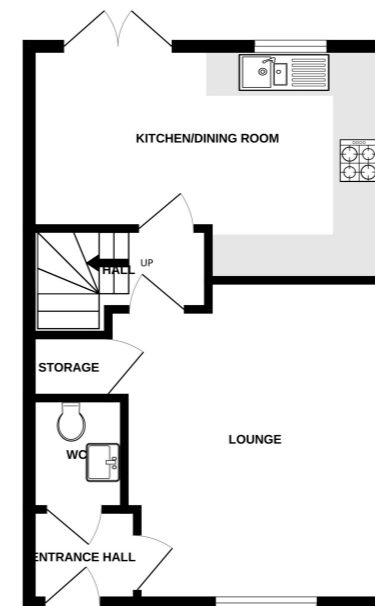
- Set within the popular Hawk Rise development.
- An immaculately presented semi-detached house.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Off Road Parking.

Hereford 01432 343477

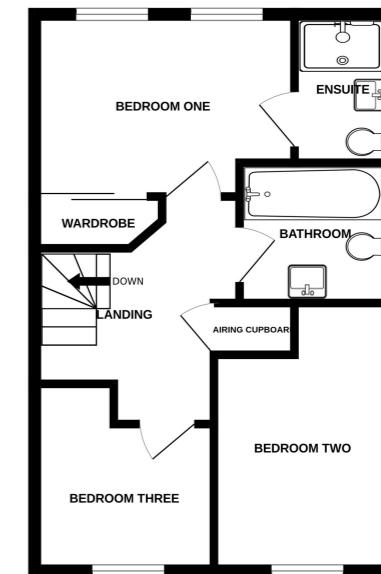
Ledbury 01531 631177



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.
Made with Metropix ©2024

14 Skyppe Road

Situation and Description

Skyppe Road is situated on the popular Hawk Rise development and the house was built by David Wilson Homes approximately 3 years ago. Number 14 offers immaculately presented accommodation throughout to include three bedrooms, two bathrooms, enclosed garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points. Doors to:

Cloakroom

with low flush w.c., wash hand basin, tiled splashbacks, radiator and extractor fan.

Lounge

14' 11" x 11' 9" (4.55m x 3.58m) with window to front, two radiators, power

points, T.V point, door to Understairs Storage Cupboard. Door to:

Inner Hall

with stairs to first floor. Door to:

Kitchen/Dining Room

15' 5" x 10' 10" (4.70m x 3.30m) with window and double doors to rear onto the garden, range of worktops with cupboards and drawers under, inset stainless steel sink with drainer, four ring gas hob with stainless steel extractor hood over and electric oven under, integrated dishwasher, washing machine and fridge/freezer, eye level wall cupboards, power points, radiator, wall mounted central heating boiler.

First Floor

Landing

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

Master Bedroom

10' 7" x 9' 6" (3.23m x 2.90m) with window two windows to rear, radiator,

power points, sliding doors to built-in wardrobes. Door to:

En-Suite

with large shower cubicle, low flush w.c., wash hand basin, tiled splashbacks, ladder style radiator, extractor fan, shaver point.

Bedroom Two

8' 1" x 9' 9" (2.46m x 2.97m) with window to front, radiator, power points.

Bedroom Three

7' 1" x 7' 6" (2.16m x 2.29m) with window to front, radiator, power points.

Bathroom

with panelled bath with shower over, low flush w.c., pedestal wash hand basin, tiled splashbacks, extractor fan, ladder style radiator, tiled flooring.

Outside

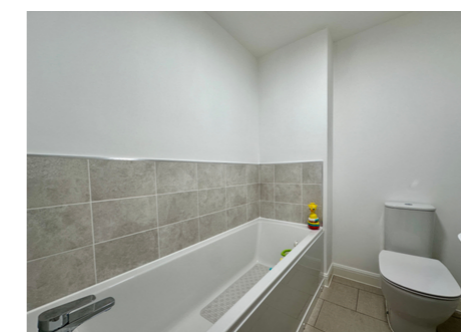
Approach

The property is approached from Skyppe Road via a block paved pathway with well stocked shrub and

floral beds. Opposite the property are the two allocated parking spaces.

Garden

The rear garden can be accessed via a wooden side gate and has been laid to lawn. The garden is fenced on all sides and offers security for both pets and children.



At a glance...

- Lounge
14'11 x 11'9 (4.55m x 3.58m)
- Kitchen/Dining Room
15'5 x 10'10 (4.70m x 3.30m)
- Bedroom One
10'7 x 9'6 (3.23m x 2.90m)
- Bedroom Two
8'1 x 9'9 (2.46m x 2.97m)

And there's more...

- Immaculately Presented.
- Semi-Detached House.
- Three Bedrooms.
- Enclosed Garden.
- Off Road Parking.

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.