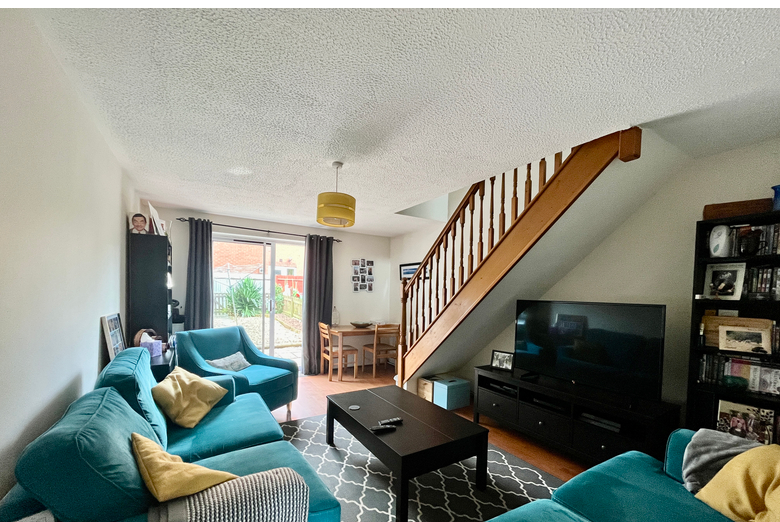


11 Drinkwater Close
Ledbury HR8 2UX

£750 pcm



• Mid-Terraced House. • Two Bedrooms. • Enclosed Garden. • Garage and Off Road Parking.

Ground Floor

Entrance Hall

with wood effect laminate flooring, telephone point, radiator, Archway to:

Kitchen

7' 10" x 7' 9" (2.39m x 2.36m) refitted in 2021, window to front, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in four ring gas hob with oven under and extractor hood over, space for fridge/freezer and washing machine, wall mounted central heating boiler, tiled flooring, eye level wall cupboards, tiled splashbacks.

Lounge/Dining Room

11' 9" x 16' 7" (3.58m x 5.05m) with sliding patio doors to rear opening onto the garden, radiators, power points, T.V point, wood effect laminate flooring, stairs to first floor.

First Floor

Landing

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

Bedroom One

8' 7" x 11' 11" (2.62m x 3.63m) with window to rear, radiator, power points, double doors to built-in wardrobes with hanging rail.

Bedroom Two

6' 9" x 10' 9" (2.06m x 3.28m) with window to front, two doors to built-in wardrobes, radiator, power points.

Bathroom

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

Outside

Approach

The property is approached from Drinkwater Close via a tarmacadam driveway leading to the Single Garage (located in a block) with up and over door, power and light connected.

Garden

The rear garden comprises a patio, adjacent gravelled area with floral beds. The garden is enclosed on all sides and there is a rear gate - providing access to the front of the property.

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

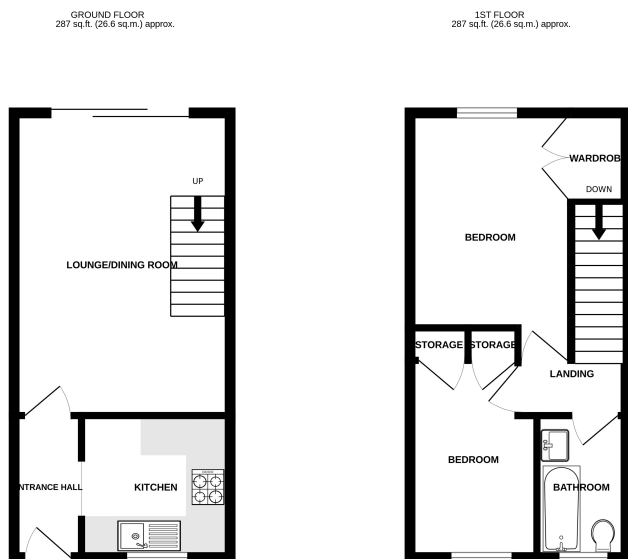
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

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 - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12.30 pm



TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.
View with Mapbox ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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