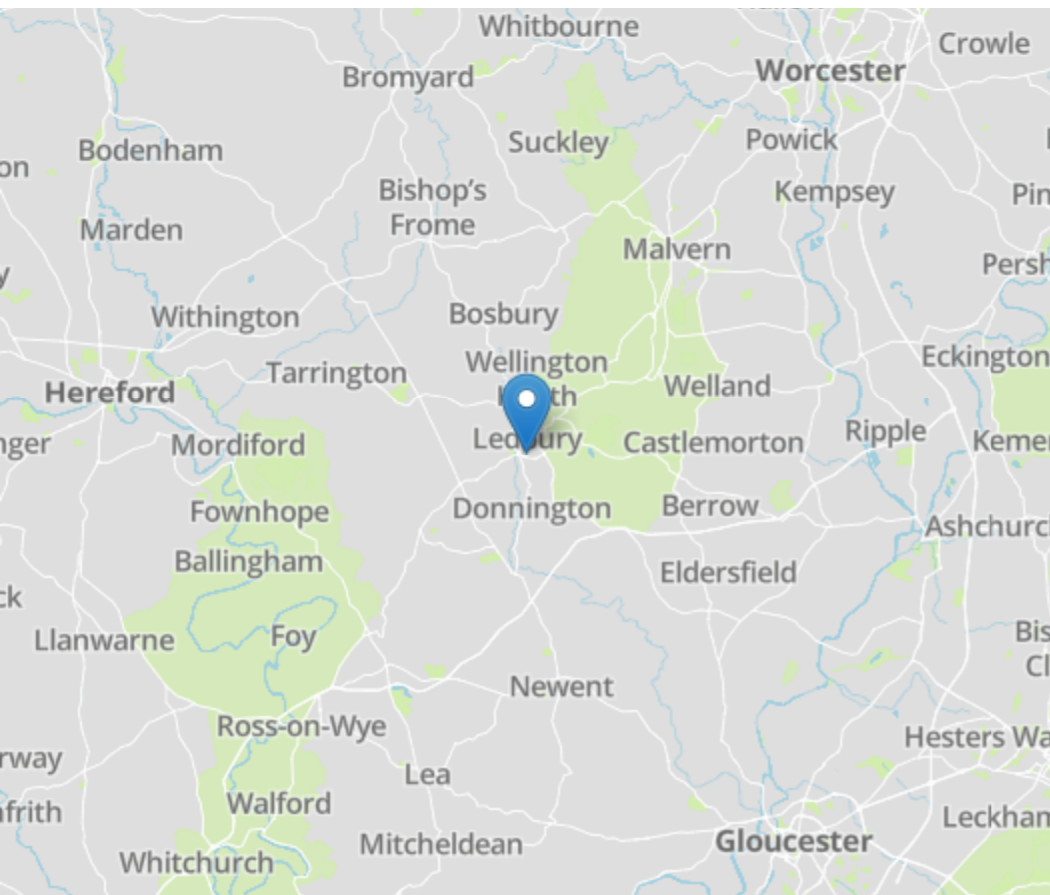




## DIRECTIONS

From our office turn right and proceed to the traffic lights at the top of the town. Go straight over and upon leaving the town take the last right turn into Biddulph Way. Follow this road right through the development and then turn left into Martins Way where the property will be found on the left hand side as indicated by our For Sale board.



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected.

### Outgoings

Council Tax Band to be confirmed

### 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

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.

15 Martins Way  
Ledbury HR8 2XW

£199,950

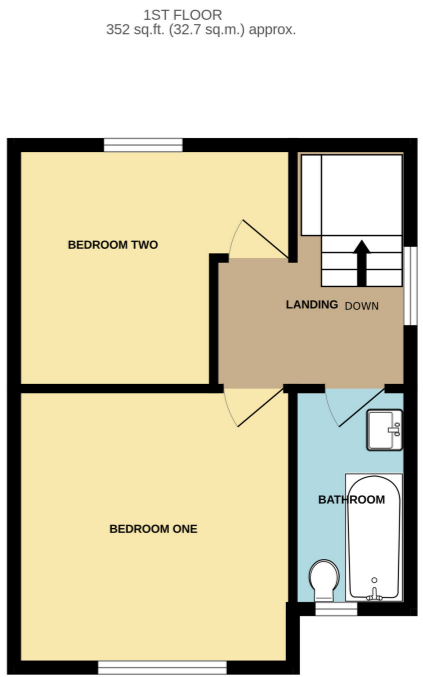
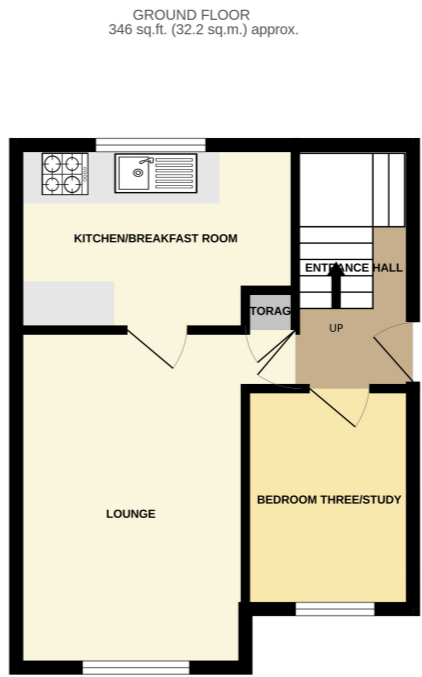


• Modern Two/Three bedroom House • Off Road Parking • New decor throughout • New Kitchen and Bathroom. • Walking distance of Ledbury town and High School • No Onward Chain

Hereford 01432 343477

Ledbury 01531 631177





TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.  
Made with Metropix ©2025

## 15 Martins Way

### Situation and Description

15 Martins Way is situated within the popular Deer Park development located on the south side of Ledbury town, making it handy for access to the M50 motorway but also within walking distance of John Masefield High School and Ledbury town centre.

The property has recently been extended to now provide two/three bedrooms, and has the benefit of double glazing, gas central heating and off road parking.

### Ground Floor

#### Entrance Hall

With Storage Cupboard and doors off to :

#### Study/Bedroom Three

6' 9" x 9' 2" (2.06m x 2.79m)  
With window to front, radiator, power points

#### Lounge

9' 9" x 14' 1" (2.97m x 4.29m)  
With window to front, power points, radiator, door to Storage Cupboard. Door to:

#### Kitchen/Breakfast Room

7' 7" x 11' 7" (2.31m x 3.53m)  
with range of laminate worktops with cupboards and drawers under, built in electric hob and oven under, stainless steel sink unit, wall cupboards, spaces for fridge/freezer and washing

machine, power points, radiator.

### First Floor

#### Landing

With doors off to

#### Bedroom One

11' 3" x 10' 7" (3.43m x 3.23m)  
With window to front overlooking playing field, radiator, power points.

#### Bedroom Two

8' 5" x 10' 7" (2.57m x 3.23m)  
With window to rear overlooking garden, power points, radiator.

#### Bathroom

With low flush w.c., wash basin, panelled bath with electric shower over, radiator

### Outside

### Approach

The property is approached from Martins Way over a parking area which leads to the front door.

### Garden

The rear garden accessed via a gate to the side of the property comprises a paved patio area and lawn bordered by mature hedging.



### 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 Three/Study  
6'9 x 9'2 (2.06m x 2.79m)
- ✔ Lounge  
9'9 x 14'1 (2.97m x 4.29m)
- ✔ Kitchen/Breakfast Room  
7'7 x 11'7 (2.31m x 3.53m)
- ✔ Bedroom One  
11'3 x 10'7 (3.43m x 3.23m)
- ✔ Bedroom Two  
8'5 x 10'7 (2.51m x 3.23m)

### And there's more...

- ✔ End of Terrace Modern House
- ✔ Two/Three Bedrooms
- ✔ Ample Parking
- ✔ Gas Central Heating and Double Glazing
- ✔ No Onward Chain