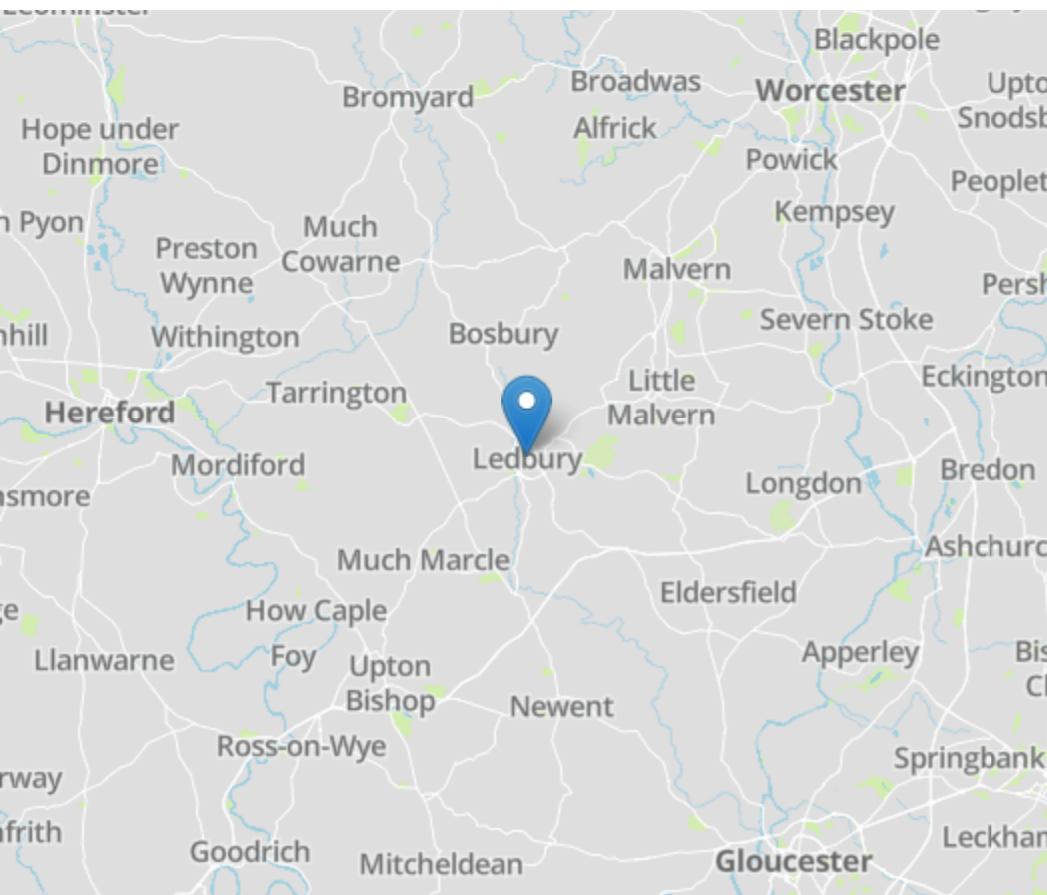




DIRECTIONS

From our office turn right into Bye Street continue onto Bridge Street where the property can be found on the right hand side as indicated by the For Sale sign.



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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

72 Bridge Street
Ledbury HR8 2AH
£289,995



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.

• An older style, deceptively spacious house. • Two Bathrooms. • Large Garden. • Off Road Parking. • Two Bedrooms.



72 Bridge Street

Situation and Description

72 Bridge Street is situated within easy walking distance of Ledbury town centre. The property offers deceptively spacious accommodation to include, three reception rooms, two bedrooms, loft room, two bathrooms, large garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Dining Room

15' 9" x 11' 2" (4.80m x 3.40m) with window to front, radiator, power points, wall lights. Door to:

Lounge

15' 9" x 12' 9" (4.80m x 3.89m) with window to rear, overlooking the garden, Adam style fireplace with wooden mantle, radiator, power points, telephone point. Opening to:

Breakfast Room

11' 0" x 9' 8" (3.35m x 2.95m) with

windows and door to side, radiator, power points. Opening to:

Kitchen

7' 10" x 11' 10" (2.39m x 3.61m) with window to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in gas hob with extractor hood over, eye level electric double oven, integrated fridge, space for dishwasher, wall mounted Worcester central heating boiler, eye level wall cupboards, tiled splashbacks, power points. Door to:

Inner Hall

with tiled floor, radiator, power points. Doors to:

Bathroom

with two windows to side, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Utility Room

with window and door to rear opening to garden, laminate worktops with inset stainless steel sink, space for washing machine and tumble dryer, tiled splashbacks, power points, tiled floor.

First Floor

Landing

with power points, doors to:

Bedroom One

15' 10" x 11' 3" (4.83m x 3.43m) with two windows to front, radiator, power points, door to:

En-Suite

with corner shower cubicle, low flush w.c., pedestal wash basin, tiled splash backs, radiator, extractor fan. Door to Landing.

Bedroom Two.

10' 4" x 7' 2" (3.15m x 2.18m) with window to rear overlooking the garden, radiator, power points.

Landing

with window to rear overlooking the garden, radiator, stairs to:

Second Floor

Loft Room.

14' 5" x 11' 2" (4.39m x 3.40m) with window to side and Velux, radiator, power points, T.V point, sliding doors to Eaves Storage.

Outside

Approach

The property is approached from Bridge Street via a block paved parking area with space for two cars. Wooden double gates lead to:

Garden

The rear garden is approached to the side of the property via wooden double gates, leading to a large block paved area with outside tap. A step leads to a further paved seating area with garden shed and greenhouse. Adjacent is a large lawn area with inset mature shrubs and fruit trees, a wooden archway leads to a further garden area with two further garden sheds and vegetable beds. The garden is enclosed on all sides by fencing and 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...

- Dining Room
15'9 x 11'2 (4.80m x 3.40m)
- Lounge
15'9 x 12'9 (4.80m x 3.89)
- Breakfast Room
11' x 9'8 (3.35m x 2.95m)
- Kitchen
7'10 x 11'10 (2.39m x 3.61m)
- Bedroom One
15'10 x 11'3 (4.83m x 3.43m)
- Bedroom Two
14'5 x 11'2 (4.39m x 3.40m)
- Loft Room
10'4 x 7'2 (3.15m x 2.18m)

And there's more...

- Set within walking distance of Ledbury town centre.
- Deceptively spacious house.
- Three Reception Rooms.
- Two Bedrooms.
- Loft Room.
- Two Bathrooms.
- Large Garden.
- Off Road Parking.