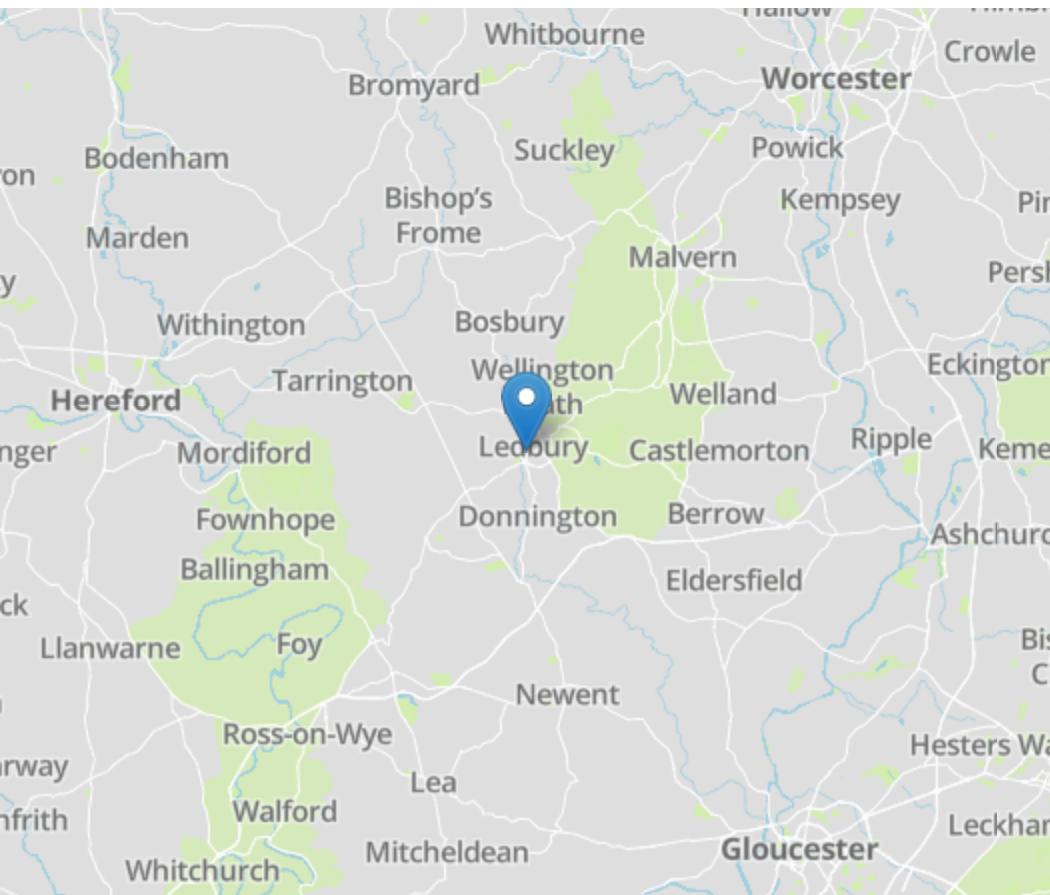




DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, turn left into Little Marcle Road, take the second left into Churchill Meadow, take the first right and Number 69 can be found at the end of the cul-de-sac as indicated by the For Sale board.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	58	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
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.

69 Churchill Meadow
Ledbury HR8 2DQ

£249,950



- Set in a cul-de-sac location.
- Detached Bungalow.
- Two Bedrooms.
- Enclosed Garden.
- Garage and Off Road Parking.
- Scope For Updating.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



69 Churchill Meadow

Situation and Description

The property is set in a quiet cul-de-sac location within walking distance of Ledbury town centre. Number 69 comprises a detached bungalow which offers two double bedrooms, lounge, kitchen, bathroom, enclosed garden, garage and off road parking. Scope for updating.

In more detail the accommodation comprises:

Inside

Entrance Hall

with radiator, power points, door to Airing Cupboard housing the hot water tank and shelving. Doors to:

Kitchen

7' 9" x 10' 6" (2.36m x 3.20m) with

window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for washing machine, cooker, fridge, eye level wall cupboards, tiled splashbacks, wall mounted Glow Worm central heating boiler, power points.

Lounge

14' 10" x 15' 4" (4.52m x 4.67m) with window to side and sliding patio doors opening onto the garden, radiator, power points, wall light points, T.V point. Door to:

Bedroom One

12' 5" x 10' 11" (3.78m x 3.33m) with window to side overlooking the garden, radiator, power power points, sliding doors to built-in wardrobe.

Bedroom Two

9' 4" x 8' 3" (2.84m x 2.51m) with window to rear overlooking the garden, radiator, power points.

Bathroom

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

Outside

Approach

The property is approached from Churchill Meadow via a concrete driveway with adjacent lawn and mature shrubs. Steps lead to the front door.

Garage

8' 10" x 18' 9" (2.69m x 5.71m) with up and over door, power and light connected, personal door to rear opening onto the garden.

Garden

The rear garden comprises a raised patio with steps leading to a lawned area, Garden Shed and access to the Garage. The garden is enclosed 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...

- ✓ Kitchen
7'9 x 10'6 (2.36m x 3.20m)
- ✓ Lounge
14'10 x 15'4 (4.52m x 4.67m)
- ✓ Bedroom One
12'5 x 10'11 (3.78m x 3.33m)
- ✓ Bedroom Two
9'4 x 8'3 (2.84m x 2.51m)
- ✓ Garage
8'10 x 18'9 (2.69m x 5.71m)

And there's more...

- ✓ Detached Bungalow.
- ✓ Two Bedrooms.
- ✓ Enclosed Garden.
- ✓ Garage, Off Road Parking.
- ✓ Scope For Updating.