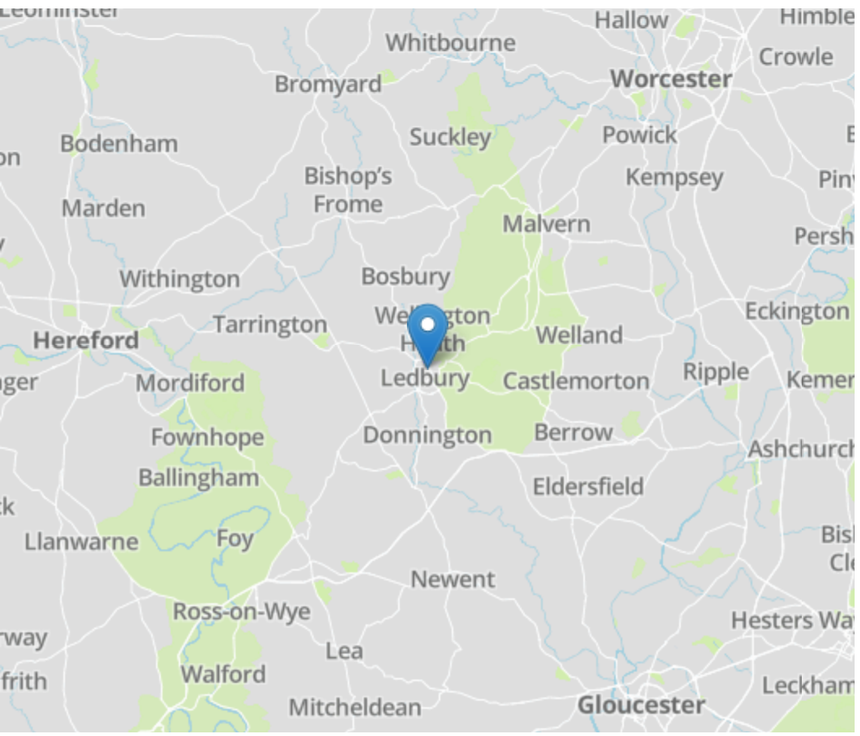
DIRECTIONS

From our office proceed on The Homend, turn left into Belle Orchard where Elmlea can be found towards the bottom of the road on the left hand side 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

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.

Stooke Hill and Walshe .co.uk

Elmlea
Belle Orchard HR8 1DD

£255,000

• Set within walking distance of Ledbury town centre. • An older style semi-detached house. • Two Reception Rooms. • Three Bedrooms. • South Facing Garden. • Resident permit parking.

Hereford 01432 343477 **Ledbury 01531 631177**

Elmlea, Belle Orchard

Situation and Description

Belle Orchard is situated within easy walking distance of Ledbury town centre. Elmlea benefits from two reception rooms, three bedrooms, enclosed south facing garden, residents permit parking. The property offers scope for some updating throughtout.

In more detail the accommodation comprises:

Ground Floor

Entrance Porch

with original tiled flooring. Door to:

Entrance Hall

with radiator, power points, telephone point. Door to:

Lounge

9' 6" x 11' 11" (2.90m x 3.63m) with feature bay window to front, fireplace with inset Living Flame gas fire with tiled surround, radiator, power points, T.V point.

Dining Room

13' 3" x 12' 0" (4.04m x 3.66m) with window to rear, radiator, power points, fireplace with inset Living Flame gas fire, door to Storage Cupboard. Door to stairs.

Kitchen

7' 10" x 9' 8" (2.39m x 2.95m) with window to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in electric hob with oven under and extractor hood over, eye level wall cupboards, space for dishwasher and fridge/freezer, tiled splashbacks, power points. Door to large Understairs Pantry Cupboard.

Conservatory/Utility

4' 7" x 17' 0" (1.40m x 5.18m) with door to rear opening onto the garden, power points, space and plumbing for washing machine and tumble dryer.

First Floor

Landing

with window to side, power points, doors to:

Bedroom One

13' 3" x 11' 10" (4.04m x 3.61m) with two windows to front, radiator, power points.

Bedroom Two

9' 11" x 10' 9" (3.02m x 3.28m) with window to rear, radiator, power points, double doors to storage cupboards.

Bedroom Three

8' 0" x 10' 0" (2.44m x 3.05m) with window to side, radiator, power points, wall mounted Worcester central heating boiler. Door to:

Bathroom

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

Outside

Approach

The property is approached from Belle Orchard via a wrought iron gate with paved foregarden bound by walling.

Garden

The rear garden can be accessed to the side of the property, where Elmlea has a pedestrian access, leading to a wooden side gate. The garden is south facing and has been laid for easy maintenance and comprises a useful brick store and cloakroom, gravelled area with path leading to a raised deck and further brick store shed. To the rear of the garden is a further seating area (the cabin which is currently here will not remain). The garden is enclosed on all sides.

Parking

The residents of Belle Orchard are able to purchase a permit to be able to park on the road, this is at an approximately £30 per year. A visitors permit can also be purchased if required.

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...

- Lounge
  9'6 x 11'11 (2.90m x 3.63m)
- Dining Room
  13'3 x 12' (4.04m x 3.66m)
- Kitchen
  7'10 x 9'8 (2.39m x 2.95m)
- Conservatory/Utility Room
  4'7 x 17' (1.40m x 5.18m)
- Bedroom One
  13'3 x 10'9 (4.04m x 3.61m)
- Bedroom Two
  9'11 x 10'9 (3.02m x 3.28m)
- Bedroom Three
  8' x 10' (2.44m x 3.05m)

And there's more...

- Older Semi-Detached House.
- Two Reception Rooms.
- Three Bedrooms.
- Garden.
- Scope for Updating.