



DIRECTIONS

From our office proceed along The Homend towards the railway station, where the property can be found on the left hand side at the traffic lights.



GENERAL INFORMATION

Tenure

Freehold.

Services

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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

142 The Homend
Ledbury HR8 1BZ

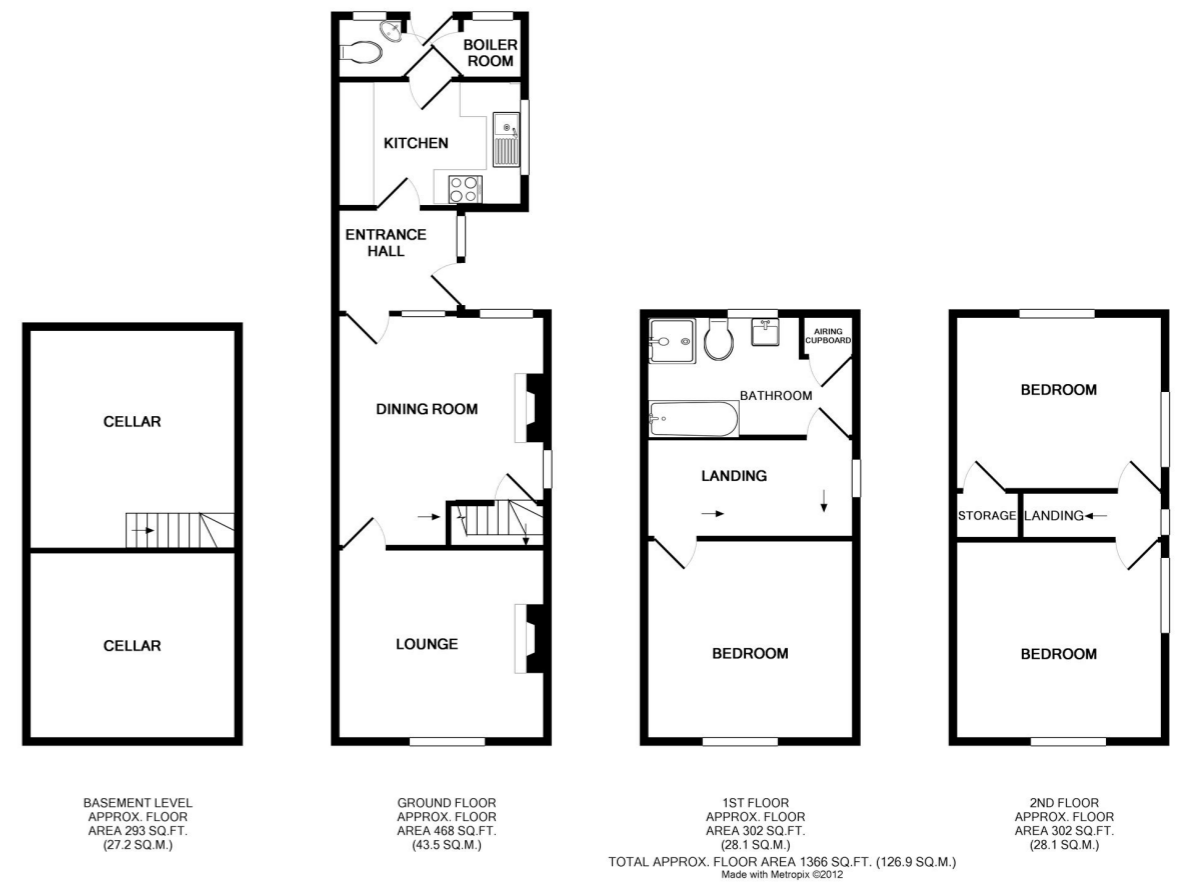
£275,000



- Three Double Bedrooms.
- Off Road Parking.
- Established Garden.
- Two Reception Rooms.
- No Onward Chain.
- Grade II Listed.

Hereford 01432 343477

Ledbury 01531 631177



Situation and Description

Set in a convenient town centre location a delightful Grade II Listed three storey house offering spacious well presented accommodation with character features and includes three double bedrooms and two reception rooms. The property enjoys an attractive well established rear garden and off road parking. No onward Chain.

Ground Floor

Entrance Hall

with window to front, ceramic tiled flooring, radiator, power points, doors to:

Kitchen

3.33m x 2.26m (10' 11" x 7' 5") with window to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in Bosch four ring electric hob with oven under and stainless steel Bosch extractor hood over, eye level wall cupboards, integrated fridge and freezer, tiled splashbacks, power points, ceramic tiled flooring. Door to:

Rear Hall

with door to garden. Ceramic tiled floor,

doors to:

Utility Room

with window to rear, plumbing for washing machine, wall mounted Worcester central heating boiler, ceramic tiled flooring, power points.

Cloakroom

with window to rear, low flush w.c., wash basin, tiled splashbacks, radiator.

Dining Room

4.11m x 3.78m (13' 6" x 12' 5") with window to side and rear, feature fireplace with Living Flame gas fire, ceramic tiled flooring, radiator, power points, door to:

Cellar

6.91m overall x 3.63m (22' 8" overall x 11' 11") useful storage space with power and light connected,

Lounge (Reception)

3.73m x 3.40m (12' 3" x 11' 2") with window to front, feature fireplace with Living Flame gas fire, wall light points, radiator, power points, T.V point.

First Floor

Landing

with window to side, power points, doors to:

Bedroom One

3.45m x 3.51m (11' 4" x 11' 6") with window to front, radiator, power points.

Bathroom

3.35m x 2.11m (11' x 6' 11") with window to rear, panelled bath, separate shower cubicle with feature glass blocks, low flush w.c., pedestal wash basin, radiator, tiled splashbacks, door to Airing Cupboard with shelving.

Second Floor

Landing

with window to side, doors to:

Bedroom Two

3.66m x 3.71m (12' x 12' 2") with window to front and side, radiator, power points.

Bedroom Three

3.71m x 3.33m (12' 2" x 10' 11") with window to rear and side, radiator, power points, door to Storage Cupboard.

Outside

Garden

To the rear of the property is a good sized enclosed area of garden, comprising a large paved patio and decking with lawn and garden shed.

A gate leads to a gravelled parking area to the rear with space for two cars.

Approach

The property is approached from Orchard Lane via a public footpath.



At a glance...

- Kitchen
3.33m x 2.26m (10' 11" x 7' 5")
- Dining Room
4.11m x 3.78m (13' 6" x 12' 5")
- Lounge
3.73m x 3.40m (12' 3" x 11' 2")
- Bedroom One
3.45m x 3.51m (11' 4" x 11' 6")
- Bedroom Two
3.66m x 3.71m (12' x 12' 2")
- Bedroom Three
3.71m x 3.33m (12' 2" x 10' 11")

And there's more...

- Three Bedrooms.
- Three Storey Town House.
- Cellar.
- Established Garden.
- Two Parking Spaces.
- Two Reception Rooms.

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.