Fever Tree Cottage, 1 The Courtyard Worcester Road Ledbury HR8 1PL

£167,500









• One Bedroom Cottage • Within walking distance of Ledbury town centre. • Allocated Off Road Parking Space • Set in a quiet courtyard location

Ground Floor

Hall

window to front, radiator, power points

Cloakroom

with low flush w.c, basin, tiled splashbacks, radiator

Lounge

10' 10" max x 11' 6" max (3.30m max x 3.51m max) window to front, radiator, power points, T.V point, understairs cupboard

Kitchen

13' 10" x 5' 3" (4.22m x 1.60m) with two sky lights, 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 washing machine, dishwasher, fridge, tiled splashbacks, ceiling spot lights, power points.

First Floor

Bedroom

13' 6" x 9' 3" (4.11m x 2.82m) with window to front, radiator, power points, storage cupboard, loft hatch. Door to:

Shower Room

window to rear, shower cubicle, low flush w.c, basin, radiator.

Outside

Approach

The property is approached from the Worcester Road via a gravelled driveway, which leads to a large gravelled parking area where Rubi Roy has its own allocated parking space.

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected

Outgoings

Council Tax: Band B

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

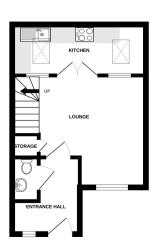
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

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

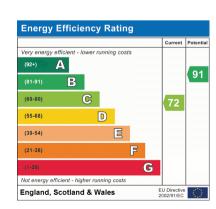
MONDAY - THURSDAY 9.00 am - 5.30 pm FRIDAY 9.00 am - 5.00 pm SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



SHOWER ROOM
SHOWER ROOM
DOWN

1ST FLOOR



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.