



7 Frost Road
Ledbury HR8 2UW
£495,000

GENERAL INFORMATION

Tenure
Freehold.
Services
All mains services are connected.
Outgoings
Council Tax: Band E
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



DIRECTIONS

From our office continue on The Homend toward to railway station, continue onto the Hereford Road, at the roundabout take the first exit into New Mills Way, take the second right into Frost Road and number 7 can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	76

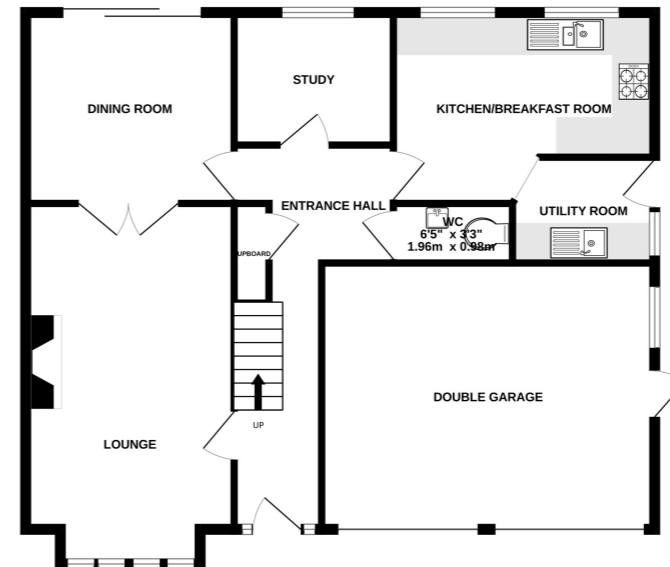
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



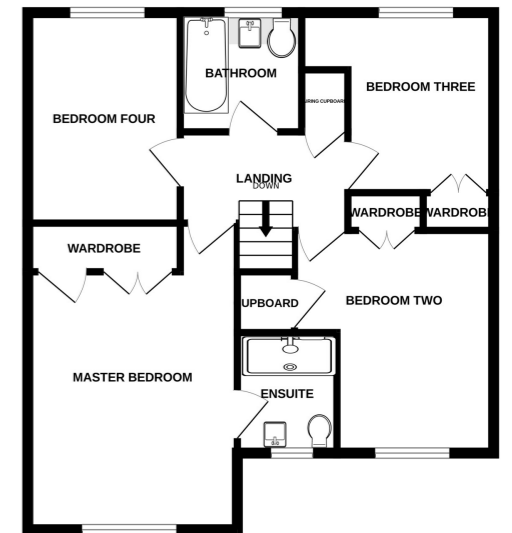
- Set in a quiet cul-de-sac location.
- A spacious detached house.
- Three Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Double Garage and Ample Off Road Parking.



GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.
Made with Metropix ©2024

7 Frost Road

Situation and Description

7 Frost Road is situated on the popular New Mills development within walking distance of Ledbury town centre. The property offers spacious accommodation throughout to include three reception rooms, four bedrooms, two bathrooms, enclosed garden, double garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, telephone point, door to Understairs Storage Cupboard. Doors to:

Cloakroom

with low flush w.c., wash hand basin, tiled splashbacks, radiator, extractor fan.

Lounge

16' 3" x 11' 3" (4.95m x 3.43m) with bay window to front, Adam style fireplace with inset Living Flame electric fire, radiator, power points, T.V. point. Double doors to:

Dining Room

11' 3" x 10' 5" (3.43m x 3.17m) with sliding

patio doors to rear opening onto the garden, radiator, power points, door to Entrance Hall.

Study

8' 3" x 7' 2" (2.51m x 2.18m) with window to rear overlooking the garden, radiator, power points.

Kitchen/Breakfast Room

14' 1" x 10' 6" max (4.29m x 3.20m max) with two windows to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built in four ring gas hob with electric double oven under and extractor hood over, eye level wall cupboards, tiled splashbacks, radiator, power points. Archway to:

Utility Room

with door and window to side, range of laminate worktops with inset sink with drainer, space for washing machine and tumble dryer, tiled splashbacks, power points, radiator.

First Floor

Landing

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

Master Bedroom

11' 3" x 13' 0" (3.43m x 3.96m) with window to front, radiator, power points, doors to built-in wardrobes. Door to;

En-Suite

with window to front, shower cubicle, low flush w.c., vanity unit with inset wash basin and cupboards under, shower boarding, ladder style radiator, extractor fan.

Bedroom 2

8' 5" x 12' 0" (2.57m x 3.66m) with window to front, radiator, power point, double doors to built-in wardrobes.

Bedroom 3

7' 11" x 9' 8" (2.41m x 2.95m) with window to rear overlooking the garden, radiator, power points, double doors to built-in wardrobe.

Bedroom 4

8' 3" x 11' 3" (2.51m x 3.43m) with window to rear overlooking the garden, radiator, power points.

Bathroom

with window to rear, panelled bath with shower over, vanity unit with inset wash hand basin and cupboard under, low flush w.c., tiled splashbacks, radiator, extractor fan.

Outside

Approach

The property is approached from Frost Road via a shared tarmac driveway leading to two parking spaces. To the front of the property is a gravelled foregarden with inset mature shrubs and trees.

Double Garage

18' 0" x 14' 4" (5.49m x 4.37m) with two up and over doors, pedestrian door and window to side, power and light connected, wall mounted central heating boiler.

Garden

The garden can be accessed via a wooden side gate and comprises a paved seating area with adjacent lawn enjoying shrub and floral borders, there is also a Summer House. The garden is enclosed on all sides by fencing.

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
16'3 x 11'3 (4.95m x 3.43m)
- Dining Room
11'3 x 10'5 (3.43m x 3.17m)
- Study
8'3 x 7'2 (2.51m x 2.18m)
- Kitchen/Breakfast Room
14'1 x 10'6 max (4.29m x 3.20m max)
- Master Bedroom
11'3 x 13' (3.43m x 3.96m)
- Bedroom Two
8'5 x 12' (2.57m x 3.66m)
- Bedroom Three
7'11 x 9'8 (2.41m x 2.95m)
- Bedroom Four
8'3 x 11'3 (2.51m x 3.43m)
- Double Garage
18' x 14'4 (5.49m x 4.37m)

And there's more...

- Detached House.
- Three Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Double Garage.