



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

7 High View Row
Ledbury HR8 1LD

£250,000



DIRECTIONS

From our office turn right into Bank Crescent, take the first left onto Homend Crescent, follow this road to the end and High View Row can be found on the left hand side as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

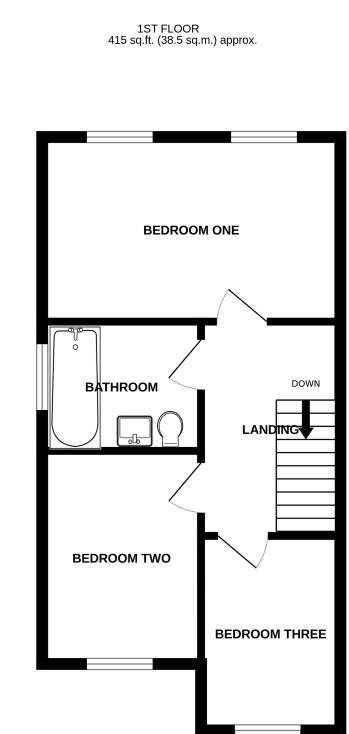
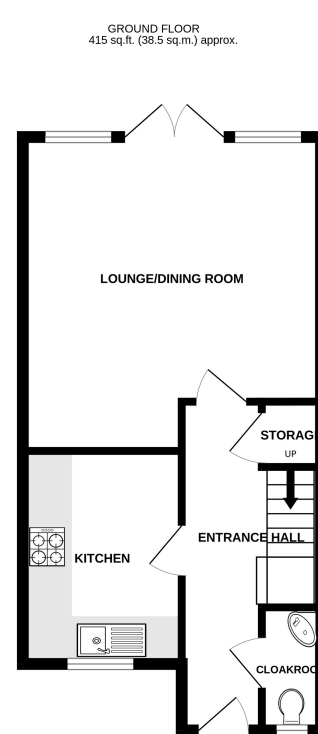
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



- Set within easy walking distance of Ledbury town centre.
- A well presented end of terraced house.
- Three Bedrooms.
- Private Enclosed Garden.
- Allocated Off Road Parking Space.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.
Made with Neatmap ©2021

7 High View Row

Situation and Description

7 High View Row is situated within easy walking distance of Ledbury town centre. The property offers well presented accommodation to include kitchen, lounge/dining room, three bedrooms, bathroom, private enclosed garden, allocated parking space.

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 window to front, low flush w.c., wash hand basin, tiled splashbacks, radiator.

Kitchen

7' 11" x 10' 7" (2.41m x 3.23m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with stainless steel extractor hood over, and oven under, integrated fridge/freezer, dishwasher and washing machine, eye level wall cupboards, tiled splashbacks, radiator.

Lounge/Dining Room

15' 9" max x 15' 3" max (4.80m max x 4.65m max) with window and double doors to rear, radiator, power points, T.V point.

First Floor

Landing

with hatch to roof space, power points, doors to:

Bedroom One

15' 3" x 9' 3" (4.65m x 2.82m) with two windows to rear, radiator, power points.

Bedroom Two

8' 0" x 10' 7" (2.44m x 3.23m) with window to front, radiator, power points,

Bedroom Three

6' 1" x 10' 7" (1.85m x 3.23m) with window to front, radiator, power points.

Bathroom

with window to side, panelled bath with shower over, vanity unit with inset wash basin with cupboards under, low flush w.c., tiled splashbacks, ladder style radiator, extractor fan.

Outside

Approach

The property is approached from

Homend Crescent via a tarmacadam drive leading to gravelled parking spaces where Number 7 has one allocated space.

Steps to a path leads to the front of the property which enjoys a gravelled seating area with fenced edging.

Garden

The rear garden can be accessed via a wooden gate and comprises a patio with pergola enjoying established grape vines. The garden is enclosed on all sides and offers considerable privacy.



At a glance...

- Kitchen
7'11 x 10'7 (2.41m x 3.23m)
- Lounge/Dining Room
15'9 max x 15'3 max (4.80m max x 4.65m max)
- Bedroom One
15'3 x 9'3 (4.65m x 2.82m)
- Bedroom Two
8' x 10'7 (2.44m x 3.23m)
- Bedroom Three
6' x 10'7 (1.85m x 3.23m)

And there's more...

- Well presented en-terraced house.
- Gas Central Heating and Double Glazing.
- Three Bedrooms.
- Private Enclosed Garden.
- Allocated Parking Space.

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.