

9 Queens Court  
Ledbury HR8 2AL

**£175,000**

**Stooke  
Hill and  
Walshe**  
.co.uk



• End of Terrace Bungalow • Scope for some updating. • Two Bedrooms • Patio Garden • Garage

**Hereford 01432 343477**

**Ledbury 01531 631177**



Situation and Description

The property is situated in a popular residential location within very easy walking distance of Ledbury town centre. The accommodation offers scope for some updating and comprises:

Entrance Hall

With hatch to roof space, doors off to

L Shaped Lounge/Dining Room

17'5 x 14'3 (5.31m x 4.34m max) With window to Dining Area and Sliding Patio doors opening onto patio, power points, night storage heater, Adam style fireplace with inset electric fire. Opening to

Kitchen

7' x 6'7 (2.13m x 2.01m) with window to front, range of laminate worktops with cupboards and drawers under, sink unit, electric cooker, space for washing machine, space for fridge/freezer, range of eye level wall cupboards with extractor hood, power points.

Bedroom One

8'3 x 13'4 (2.51m x 4.06m) with window to rear overlooking garden, power points, range of fitted wardrobes, night storage heater.

Bathroom

With walk in electric shower and half screen, low flush w.c., wash basin set into vanity unit, wall mounted electric heater.

Bedroom Two

11'5 x 7'5 (3.48m x 2.26m) With window to rear overlooking garden, night storage heater, power points, fitted wardrobe.

Outside

The property is approached from Queens Court over a paved area leading to the front door.

Garden

To the rear of the property is a paved patio enclosed on all sides by brick wall and wooden gate giving access to the rear walkway.

Garage

The property benefits from a Single Garage with up and over door, situated in a block a short walk from the property.

GENERAL INFORMATION

Tenure

Freehold

Services

Mains Electricity, Water and Drainage are connected

All Queens Court residents are now entitled to apply for a residents and visitor's parking permit

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.

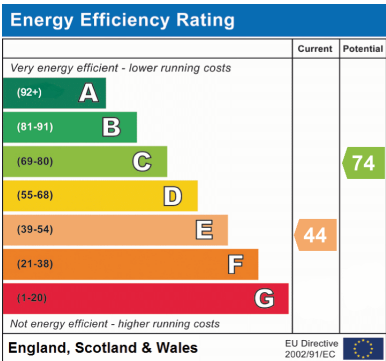
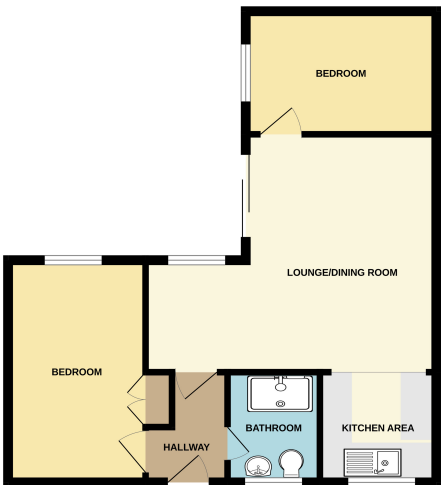
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



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.