

6 Skippe Close
Ledbury HR8 2FG

£775 pcm



- Set in a popular residential location.
- Two Bedrooms.
- Enclosed Garden.
- Single Garage.
- Off Road Parking.

6 Skippe Close

Situation and Description

6 Skippe Close is situated on the New Mills development within walking distance of Ledbury town centre. The property offers kitchen, lounge, two bedrooms, bathroom, enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

GROUND FLOOR

Entrance Hall

with window to front, doors to:

Kitchen

9' 6" x 9' 1" (2.89m x 2.77m) with window to front, range of laminate worktops with cupboards and drawers under, built in gas hob with oven under and extractor hood over, space for fridge/freezer, eye level wall cupboards, wall mounted gas central heating boiler, inset 1 1/2 stainless steel sink, power points, tiled splashbacks.

Lounge

15' 5" x 10' 4" (4.69m x 3.16m) with double doors to the rear, Adam style fireplace with inset electric Living Flame fire, power points, T.V. point, door to storage cupboard.

FIRST FLOOR

Landing

with power points, hatch to attic, doors to:

Bedroom One

12' 2" x 10' 3" (3.71m x 3.13m) with window to front, radiator, power points, door to single cupboard.

Bedroom Two

9' 6" x 8' 10" (2.89m x 2.70m) with window to rear, radiator, power points.

Bathroom

with window to rear, low flush w.c., pedestal hand wash basin, panelled bath with shower over, tiled splashbacks, radiator.

OUTSIDE

Approach

The property is approached from Skippe Close via a path with small adjacent gravelled foregarden.

To the rear of the property is a Single Garage located in a block with parking space to the front.

Garden

The garden can be accessed via a wooden rear gate and comprises a patio with adjacent lawn. The garden is enclosed on all sides.

GENERAL INFORMATION

Tenure

Freehold

Services

All mains service 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.

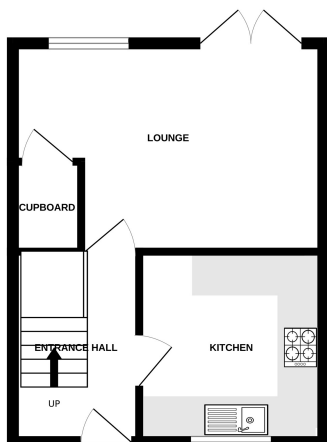
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

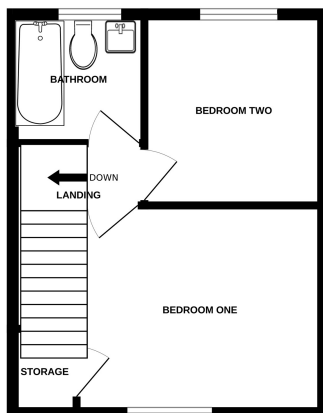
MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12.30 pm

GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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