



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

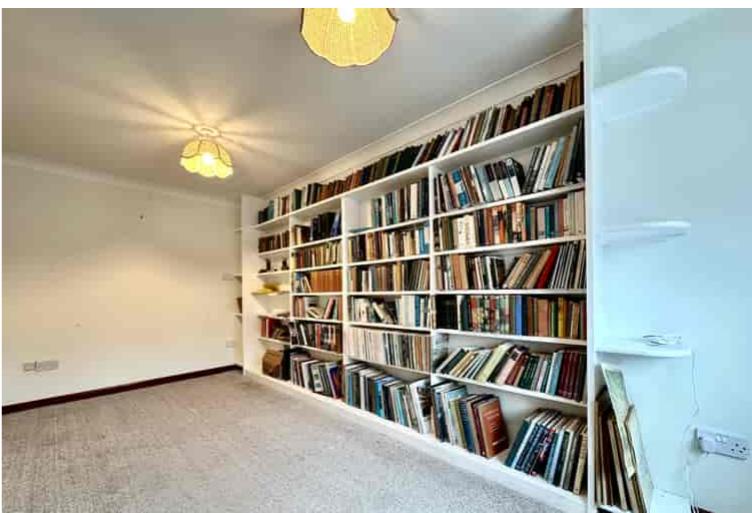
FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

1 Golding Way

Ledbury HR8 2PN

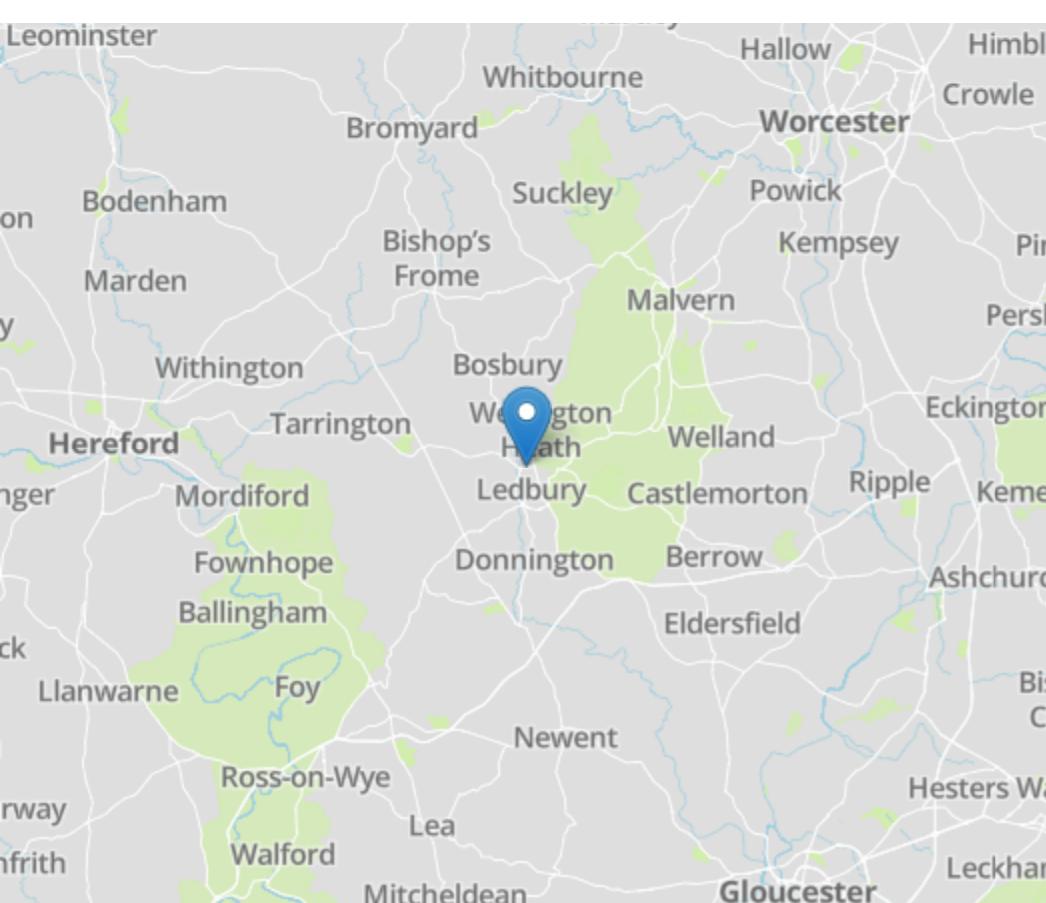
£395,000



- Set within easy walking distance of Ledbury town centre.
- A well maintained detached house.
- Two Reception Rooms.
- Conservatory.
- Four bedrooms.
- Two Bathrooms.
- Well Stocked Garden.
- Garage, Car Port and Ample Off Road Parking.
- No Onward Chain.

DIRECTIONS

From our office continue on The Homend, at the traffic lights turn left onto the Hereford Road, take the first left in Golding Way where the property can be found on the left hand side.



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 or 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.

Hereford 01432 343477

Ledbury 01531 631177



1 Golding Way

Situation and Description

Golding Way is situated within easy walking distance of the railway station and town centre. The property offers well maintained accommodation throughout to include two reception rooms, conservatory, four bedrooms, two bathrooms, delightful well stocked garden, garage, car port and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with radiator, power points, door to Understairs Storage Cupboard, stairs to first floor with feature glass balustrade. Doors to:

Study

7' 6" x 16' 4" (2.29m x 4.98m) with window to front, radiator, power points, wall shelving.

Lounge

10' 9" x 17' 1" (3.28m x 5.21m) with window to front, feature wood burning stove, radiator, power points, T.V point.

Kitchen/Dining Room

21' 6" x 9' 11" (6.55m x 3.02m) with window to rear overlooking the garden, range of worktops with cupboards and drawers under, inset sink with drainer, built-in four ring electric hob with oven under and extractor hood over, eye level wall

cupboards, display shelving, space for fridge/freezer, tiled splashbacks, power points, radiator, opening to:

Conservatory

11' 1" x 9' 7" (3.38m x 2.92m) with double doors to side opening onto the garden, power points, electric heater.

Utility Room

with door to side, range of laminate worktops with cupboard under, inset stainless steel sink with drainer, space for washing machine and dishwasher, tiled splashbacks, power points, wall mounted central heating boiler. Door to:

Cloakroom

with window to side, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

First Floor

Landing

with hatch to roof space, door to Airing Cupboard, radiator, power points. Doors to:

Master Bedroom

13' 6" x 10' 0" (4.11m x 3.05m) with window to front, radiator, power points, double sliding mirrored doors to built-in wardrobes and storage cupboard. Door to:

En-Suite

with window to front, shower cubicle, vanity unit with inset wash basin, fully tiled walls, low flush

w.c., bidet, ladder style radiator, ceiling spot lights, extractor fan.

Bedroom Two

14' 4" x 8' 1" (4.37m x 2.46m) with window to front, radiator, power points, double doors to built-in wardrobes.

Bedroom Three

11' 5" x 7' 7" (3.48m x 2.31m) with window to rear overlooking the garden, radiator, power points.

Bedroom Four

11' 2" x 7' 7" (3.40m x 2.31m) with window to rear, radiator, power points, double doors to two built-in wardrobes.

Bathroom

with window rear, panelled bath with shower over, low flush w.c., pedestal wash basin, ladder style radiator, fully tiled walls, shaver point.

Outside

Approach

The property is approached from Golding Way via a block paved driveway with parking for several cars, and well stocked shrub beds. To the side of the property is a gated Car Port and log-store with power points.

Garage

8' 4" x 15' 1" (2.54m x 4.60m) with electric up and over door, power and light connected, plumbing for washing machine, pedestrian door to rear

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.

1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (141.0 sq.m.) approx.
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opening onto the Garden.

Garden

The rear garden forms a delightful feature of the property and comprises a patio seating area, steps lead to a raised lawn, edged with well stocked shrub and floral beds, useful Summer House with further seating area. Covered Storage area at the rear of the garage, gate also gives access to the Car Port. The garden is enclosed on all sides with fencing offers considerable privacy.



At a glance...

- Study 16'4 x 7'6 (4.98m x 2.29m)
- Lounge 17'1 x 10'9 (5.21m x 3.28m)
- Kitchen/Dining Room 21'6 x 9'11 (6.55m x 3.02m)
- Conservatory 11'1 x 9'6 (3.38m x 2.92m)
- Master Bedroom 13'6 x 10' (4.11m x 3.05m)
- Bedroom Two 14'4 x 8'1 (4.37m x 2.46m)
- Bedroom Three 11'5 x 7'7 (3.40m x 2.31m)
- Bedroom Four 11'2 x 8' (2.29m x 1.75m)
- Garage 17'1 x 8'4 (5.21m x 2.54m)

And there's more...

- Detached House.
- Two Reception Rooms.
- Conservatory.
- Four Bedrooms.
- Two Bathrooms.
- Delightful Garden.
- Garage, Car Port, Ample Off Road Parking.
- No Onward Chain.