

8 Skyppe Road
Ledbury HR8 2GZ

£279,950

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



- Situated on St Catherines Grange • A recently constructed Semi-detached House. • Three Bedrooms. • Two Bathrooms. • Enclosed Garden. • Off road parking for two vehicles.

Hereford 01432 343477

Ledbury 01531 631177

8 Skyppe Road

Situation and Description

Ground Floor

Entrance Hall

4' 07" x 4' 11" (1.40m x 1.50m) With radiator, power points, Doors leading to:

Cloakroom

4' 07" x 5' 01" (1.40m x 1.55m) With low flush w.c., pedestal wash hand basin, tiled splashbacks radiator, extractor fan.

Lounge

11' 10" x 15' 0" (3.61m x 4.57m) With window to front, radiator, power points, television point, telephone point, door to under stairs storage.

Inner Hall

With radiator, power points, stairs leading to first floor, door leading to:

Kitchen/Dining Room

10' 09" x 15' 06" (3.28m x 4.72m) With window and Double doors opening onto the garden, range of worktops with cupboards and drawers under, four ring gas hob with electric oven under, extractor hood over, integrated dishwasher, washer/drier, fridge/freezer, eye level wall cupboards, power points, stainless steel sink with drainer, radiator.

First Floor

Landing

With hatch to loft space, door to storage cupboard, power points.

Bedroom One

9' 04" x 10' 08" (2.84m x 3.25m) With two windows to rear, power points, radiator, space for potential built in wardrobes. Door to:

En-suite

4' 06" x 6' 10" (1.37m x 2.08m) With shower cubicle, tiled splashbacks, low flush w.c., pedestal wash hand basin, ladder style radiator, shaving point, extractor fan to ceiling, tiled flooring.

Bedroom Two

8' 01" x 12' 09" (2.46m x 3.89m) With window to front, radiator, power points.

Bedroom Three

6' 10" x 7' 01" (2.08m x 2.16m) With window to front, power points, radiator.

Bathroom

5' 11" x 7' 01" (1.80m x 2.16m) With panelled bath, tiled splashbacks, low flush w.c., pedestal wash hadn basin, ladder style radiator, tiled flooring.

Outside

Garden

The garden can be accessed via a wooden side gate and comprises a patio and lawn with garden shed at the rear. The garden is fenced on all sides offering security for pets and children.

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

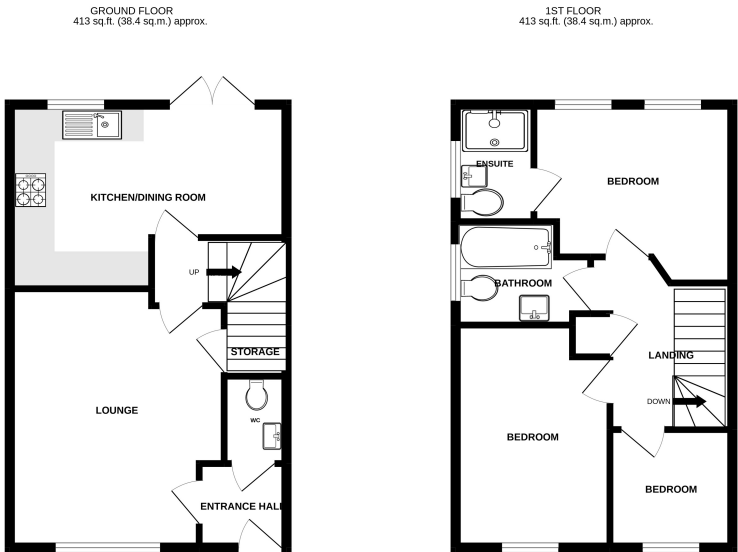
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

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.

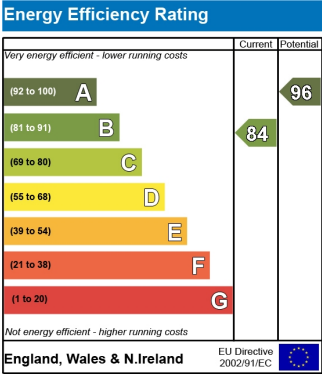
Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx. Made with Metropix 62022



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