

28 The Homend  
Ledbury HR8 1BT

**£195,000**



• Grade II Listed Town Cottage • Two Bedrooms. • Modern Kitchen and Bathroom. • Character Features Throughout. • Outside Area.

## Situation and Description

Tucked away behind Ledbury town centre, 28 The Homend comprises a Grade II listed cottage with many character features throughout.

In more detail the accommodation comprises;

## Living/Dining/Kitchen

20' 07" max x 14' 2" max (6.27m max x 4.32m max) with two arched windows to front, wood burning stove with brick surround, power points, radiators, T.V point, ceiling spotlights, stone floor tiles. Opening leading to kitchen area which features cupboards and drawers under laminate worktops, eye high wall cupboard, integrated electric oven and hob, space for washing machine, butlers sink. Stairs off to first floor.

## Landing

With door to cupboard housing central heating boiler. Doors off

to:

## Shower Room

With Shower cubicle, low flush W.C, Wash Basin, Radiator, window to side.

## Bedroom One

9' 02" x 9' 06" (2.79m x 2.90m) with window to front, power points, radiator, vaulted ceiling with wooden beams.

## Bedroom Two

8' 10" x 9' 06" (2.69m x 2.90m) with window to front, power points, radiator, vaulted ceiling with wooden beams, ornate fireplace.

## Approach

The property is located off the main high street via a metal gate leading to 'Scattergood's Yard', it can be found on the right hand side and features a small square outdoor area to the front.

## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band A

### 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](http://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.

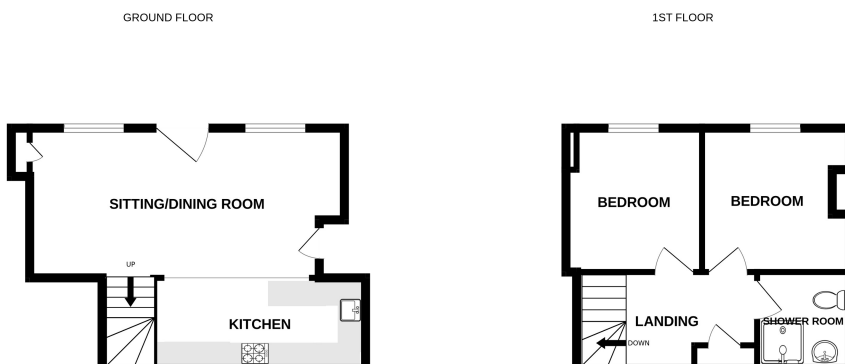
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(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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