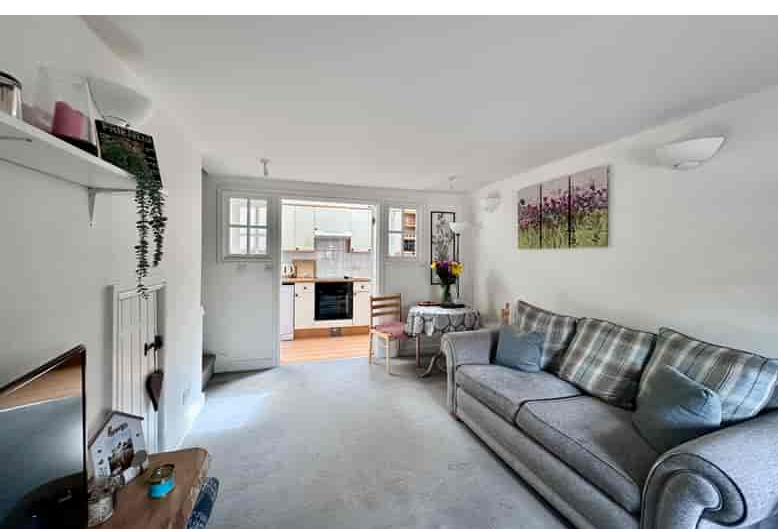


Bombu Cottage, 2 The Courtyard Worcester
Road
Ledbury HR8 1PL
£195,000



- Set within east walking distance of Ledbury town centre.
- Charming Cottage
- Large Double Bedroom.
- Allocated Off Road Parking.

Bombu Cottage

Situation and Description

Bombu Cottage is situated in a quiet courtyard location within easy walking distance of Ledbury town centre. The cottage offers well presented accommodation to include lounge/dining room, kitchen, large double bedroom, shower room and allocated off road parking space.

In more detail the accommodation comprises:

Ground Floor

Hall

window to front, radiator, doors to:

Cloakroom

with low flush w.c, basin, radiator

Lounge

7.5" x 8'11" (2.28m x 2.47m) with window to front, radiator, power points, T.V point, storage cupboard, doors to:

Kitchen

5'3" x 11'9" (1.61m x 3.62m) with two sky lights, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in electric

hob with oven under and extractor hood over, eye level wall cupboards, space for washing machine, dishwasher and fridge, tiled splash backs, ceiling spot lights, power points.

First Floor

Bedroom

12'1" x 12'3" (3.58m x 3.74m) with window to front, radiator, power points, two storage cupboards, loft hatch. Door to:

Shower Room

with window to rear, shower cubicle, low flush w.c, pedestal wash basin, radiator, ceiling spot lights.

Outside

Approach

The property is approached from the Worcester Road via a gravelled driveway, which leads to a large gravelled parking area where Rubi Roy has its own allocated parking space.

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services 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.

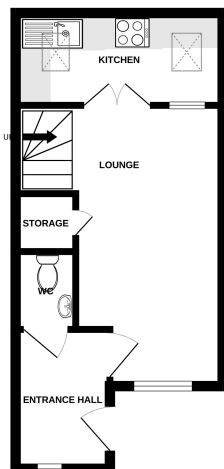
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

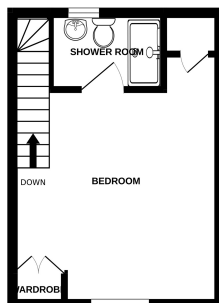
FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.