



57 Hallwood Drive  
Ledbury HR8 2FY  
**£249,950**



**GENERAL INFORMATION**

**Tenure**  
Freehold  
**Services**  
All main 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 - FRIDAY 9.00 am - 5.30 pm  
SATURDAY 9.00 am - 12:30 pm

**DIRECTIONS**

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, turn right into Childer Road, take the first left into Hallwood Drive, at the T junction turn right and the property can be found in the left hand corner as indicated by the For Sale sign.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		88
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	69	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
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.

- Set in a large corner plot.
- An immaculately presented Semi-Detached House.
- Conservatory.
- Two Double Bedrooms.
- Large Garden.
- Double Garage and Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



## 57 Hallwood Drive

### Situation and Description

57 Hallwood Drive is set in a popular residential location within walking distance of Ledbury town centre. The property offers immaculately presented accommodation throughout to include kitchen, lounge, conservatory, two double bedrooms, bathroom, large garden, double garage and ample off road parking. The property also benefits from approved planning permission for a two storey extension to convert to a three bedroom house.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, door to Understairs Storage Cupboard. Doors to:

#### Cloakroom

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

### Kitchen

11' 5" x 6' 5" (3.47m x 1.95m) with window to front, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in four ring gas hob with electric oven under and stainless steel extractor hood over, eye level wall cupboards, integrated fridge and dishwasher, space for washing machine, tiled splashbacks, power points, ceiling spot lights, wall mounted central heating boiler.

### Lounge

14' 4" x 11' 6" (4.38m x 3.50m) with window to rear, radiator, power points, two telephone points, T.V point, Bi-Folding door to:

### Conservatory

10' 8" x 9' 2" (3.25m x 2.79m) with double doors to side, tiled floor, power points.

### First Floor

#### Landing

with hatch to roof space which has a pull down ladder and is boarded for storage, power points, doors to:

### Bedroom

13' 3" max x 7' 10" (4.03m max x 2.38m) with window to rear, radiator, power points, double doors to built-in wardrobe.

### Bathroom

with window to side, panelled bath with shower over, low flush w.c., wash hand basin, tiled splashbacks, ladder style radiator, ceiling spot lights.

### Bedroom

13' 3" max x 7' 8" (4.03m max x 2.33m) with window to front, radiator, power points, door to Airing Cupboard.

### Outside

#### Approach

The property is approached from Hallwood Drive via a tarmac driveway with further gravelled parking space, leading to:

#### Double Garage

with electric roller door, power and light connected, pedestrian door to side.

#### Garden

The rear garden can be accessed via a wooden gate and has been laid for ease

of maintenance with large patio area, steps to raised slate beds, Garden Shed with power and lighting. The garden is enclosed on all sides and offer security for both pets and children.



### At a glance...

- Kitchen  
11'5 x 6'5 (3.47m x 1.95m)
- Lounge  
14'4 x 11'6 (4.38m x 3.50m)
- Conservatory  
10'8 x 9'2 (3.25 x 2.79m)
- Bedroom  
13'3 max x 7'10 (4.03m max x 2.38m)
- Bedroom  
13'3 max x 7'8 (4.03m max x 2.33m)

### And there's more...

- Immaculately Presented.
- Semi-Detached House.
- Two Double Bedrooms.
- Large Easily Maintained Garden.
- Double Garage.
- Ample Off Road Parking.

### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.