



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

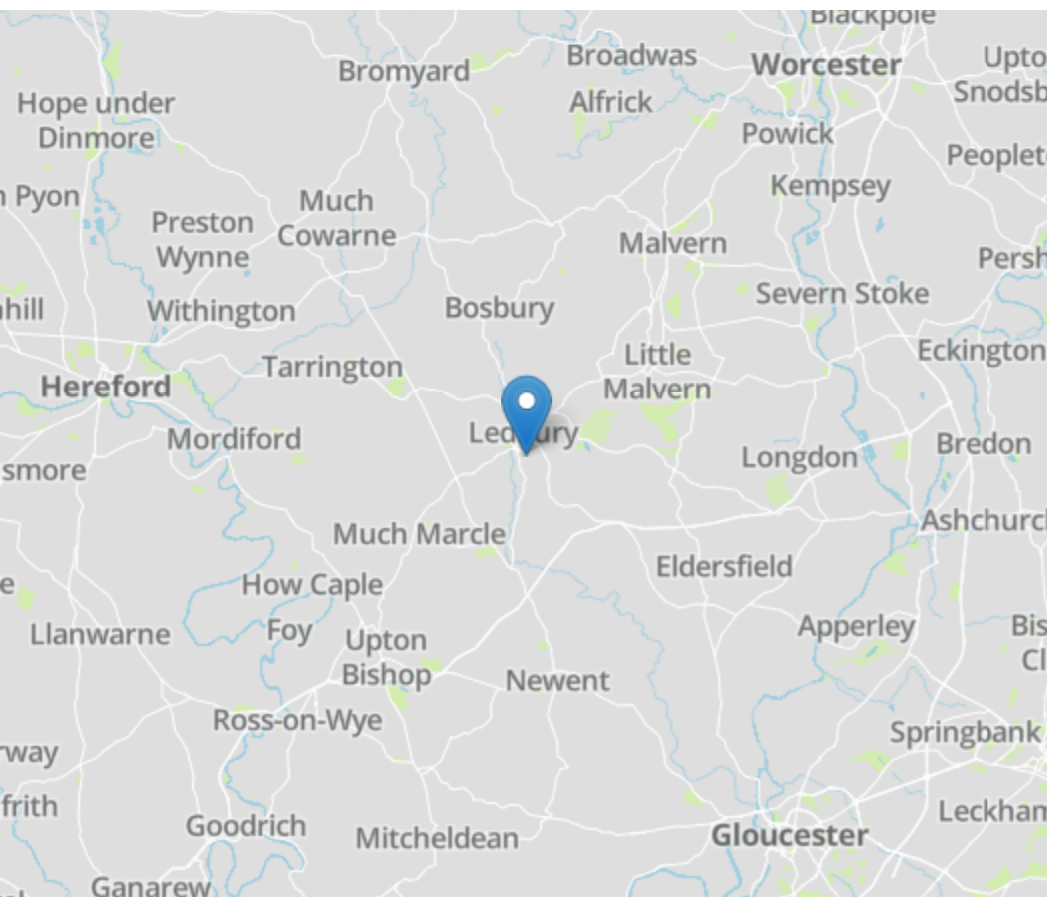
14 Haggard Place
Ledbury HR8 2TL

£279,999



DIRECTIONS

From our office continue on the High Street, continue onto The Southend, at the roundabout take the second exit onto Leaddon Way, at the next roundabout take the first left into Kipling Road, take the fifth right into Haggard Place and the property can be found on the right hand side as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.



- An immaculately presented semi-detached house.
- Three Bedrooms.
- Enclosed Garden.
- Set within walking distance of Ledbury town centre.
- Two bathrooms.

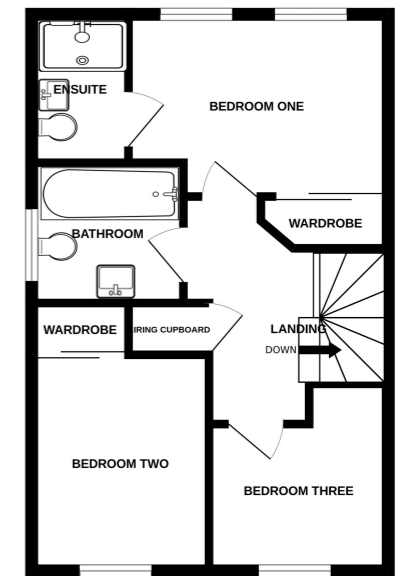
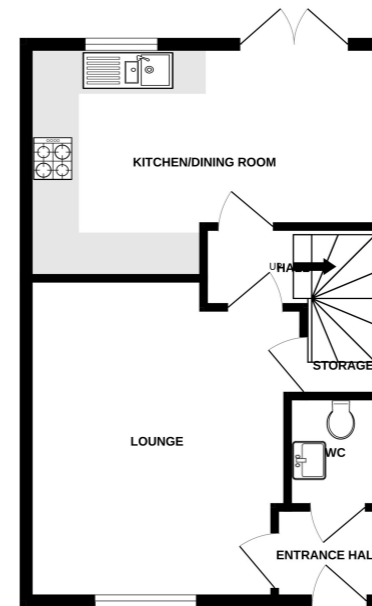
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.
Made with Metropix ©2023

14 Haggard Place

Situation and Description

14 Haggard Place is situated on the new residential development within walking distance of Ledbury town centre. The property offers immaculately presented accommodation throughout to include, lounge, kitchen/dining room, master bedroom with en-suite, two further bedrooms, family bathroom, enclosed garden and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

radiator, power points, doors to:

Cloakroom

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

Lounge

14' 11" x 11' 9" (4.55m x 3.58m) with

window to front, radiator, power points, T.V point, door to under stairs storage cupboard. Door to:

Inner Hall

with radiator, stairs to first floor, door to:

Kitchen/Dining Room

15' 5" x 10' 10" (4.70m x 3.30m) with window and double doors opening onto the garden, range of laminate wood effect worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with electric oven under and stainless steel extractor hood over, eye level wall cupboards, integrated dishwasher, fridge/freezer, washer/dryer, wall mounted Logic gas fired central heating boiler. radiator, power points, ceiling lights.

First Floor

Landing

with hatch to roof space, door to Airing Cupboard with slatted shelving. Doors

Master Bedroom

10' 7" x 9' 6" (3.23m x 2.90m) with two windows to rear overlooking the garden, radiator, power points, sliding doors to fitted wardrobes. Door to:

En-Suite

with large shower cubicle with tiled surround, low flush w.c., pedestal wash hand basin, ladder style radiator, extractor fan.

Bedroom Two

8' 1" x 9' 9" (2.46m x 2.97m) with window to front, sliding doors to built-in wardrobes, radiator, power points.

Bedroom Three

7' 1" x 7' 6" (2.16m x 2.29m) with window to front, radiator, power points.

Bathroom

with window to side, panelled bath, low flush w.c., pedestal wash basin, ladder style radiator, tiled splashbacks, extractor fan.

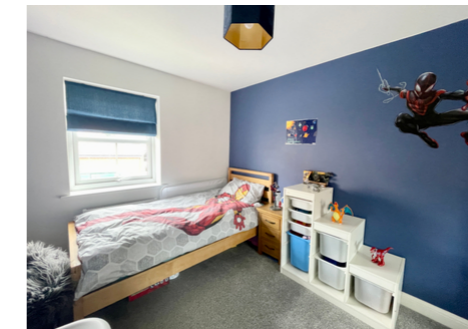
Outside

Approach

The property is approached from Haggard Place via a tarmac driveway with parking for several cars and electric charging point. A block paved path with small lawned area leads to the front door.

Garden

The rear garden can be accessed via a wooden side gate and comprises two patio seating areas with adjacent high quality artificial grass. The garden is fenced on all sides and offers security for both pets and children.



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.

At a glance...

- Lounge
14'11 x 11'9 (4.55 x 3.58m)
- Kitchen/Dining Room
15'5 x 10'10 (4.70m x 3.30m)
- Master Bedroom
10'7 x 9'6 (3.23m x 2.90m)
- Bedroom Two
8'1 x 9'9 (2.46m x 2.97m)
- Bedroom Three
7'1 x 7'6 (2.16m x 2.29m)

And there's more...

- Immaculately Presented.
- Semi-Detached House.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Ample Off Road Parking.