

Rowan, Little Marcle Road
Ledbury HR8 2DS
£289,950



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

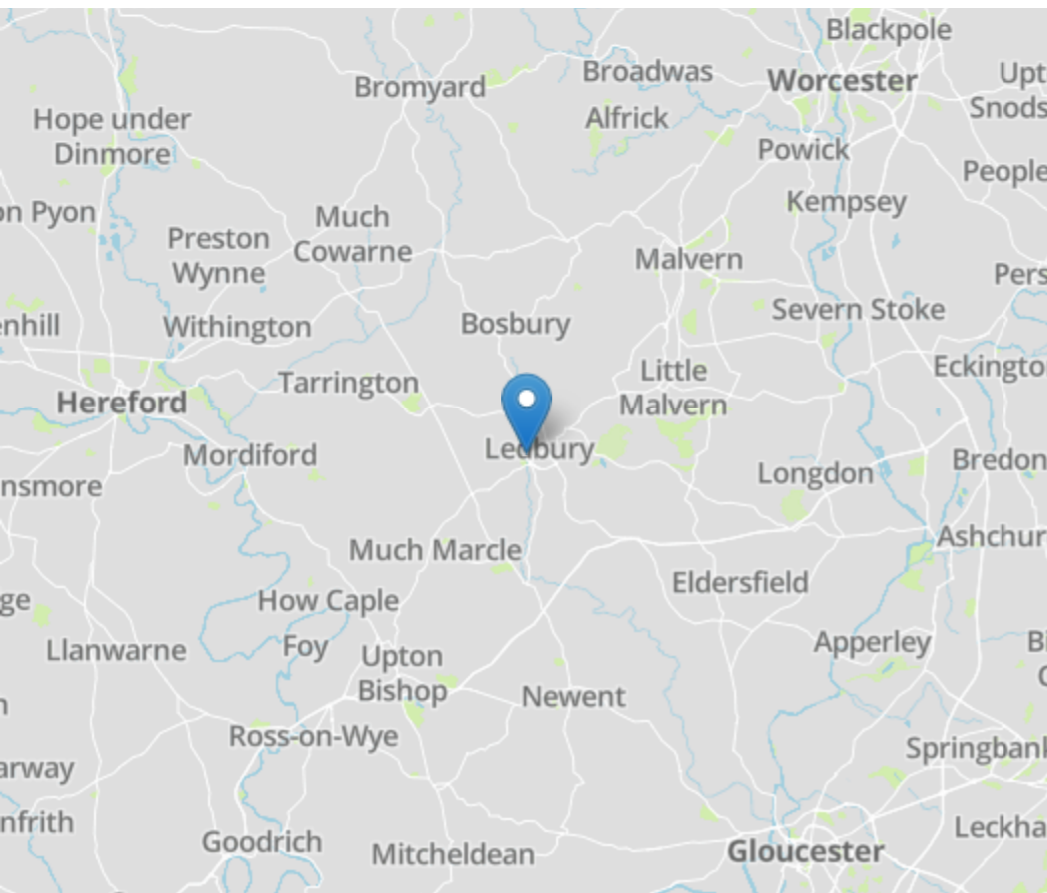
MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm



DIRECTIONS

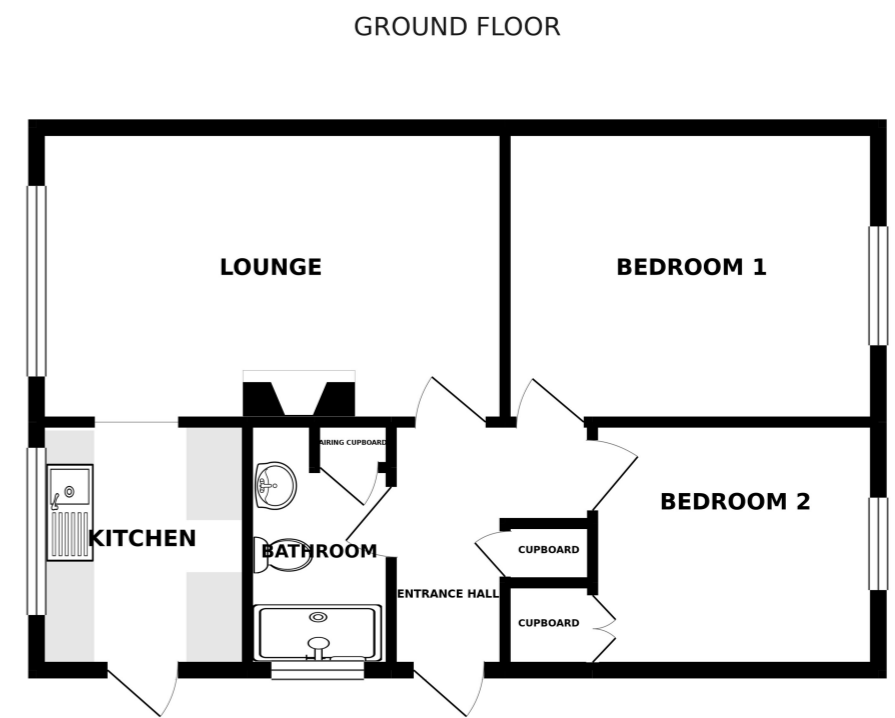
From our office turn right and then right again into Bye Street. Continue down this road and then take the last turning on the left just before the roundabout, where Rowan is the last bungalow on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	87

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.

- Well presented semi detached bungalow
- Large Car Port, Garage and ample parking
- Good size gardens to front and rear
- Walking distance to town centre
- Two Double Bedrooms



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation and Description

Rowan is situated on the outskirts of Ledbury town, being within walking distance and also having access to a local bus stop.

The property comprises a well presented semi detached bungalow with Garage and large Car Port suitable for a variety of uses, together with ample parking and good size gardens to front and rear.

Entrance Hall

With door to storage cupboard, doors off to:

Shower Room

With large walk-in Shower Cubicle, Wash Basin, Low Flush w.c. Radiator, Storage Cupboard

Bedroom Two

10'2 x 8'10 (3.10m x 2.69m)

With window to rear overlooking garden, radiator, power points

Bedroom One 13'3 x 10'05 (4.04m x 3.17m)

A very pleasant room having newly installed double French doors opening onto a "Secret Garden" ideal to sit and enjoy morning coffee. Radiator, power points.

Lounge

18'6 x 10'04 (5.64m x 3.15m)
With Large picture window to front overlooking front garden, radiator, power points, feature fireplace with inset electric "Living Flame" fire.

Kitchen

7'10 x 7'09 (2.39m x 2.36m)
With window to front, range of laminate worktops with cupboards and drawers under, range of eye

level wall cupboards, electric cooker with extractor hood over, integrated fridge, space and plumbing for washing machine, power points, wall mounted "Baxi" gas boiler, door to car port.

Outside

The property is approached from Little Marcle Road over a block paved driveway with attractive gravelled garden having circular flower bed and an abundance of shrubs and ornamental trees making it a haven for wild birds.

From the drive is a gated Car Port which runs the full length of the bungalow, and leads to the single Garage with metal up and over door with separate power supply.

Access from the Car Port gives leads to the rear garden which

comprises an attractive sitting area opening from the Master Bedroom, paving and further upper area ideal for lawn or paving. The garden is bordered on all sides giving it privacy and security.



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
18'6 x 10'04 (5.64m x 3.15m)
- Kitchen
7'10 x 7'9 (2.39m x 2.36m)
- Bedroom One
13'3 x 10'05 (4.04m x 3.17m)
- Bedroom Two
10.02 x 8'10 (3.10m x 2.69m)

And there's more...

- Semi Detached Bungalow
- Two Double Bedrooms
- Garage
- Large Car Port
- Private Rear Garden