



GENERAL INFORMATION

Tenure

Freehold

Services

Mains Gas, Electricity and Water 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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(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.

20 Keats Meadow
Ledbury HR8 2GW

£299,950



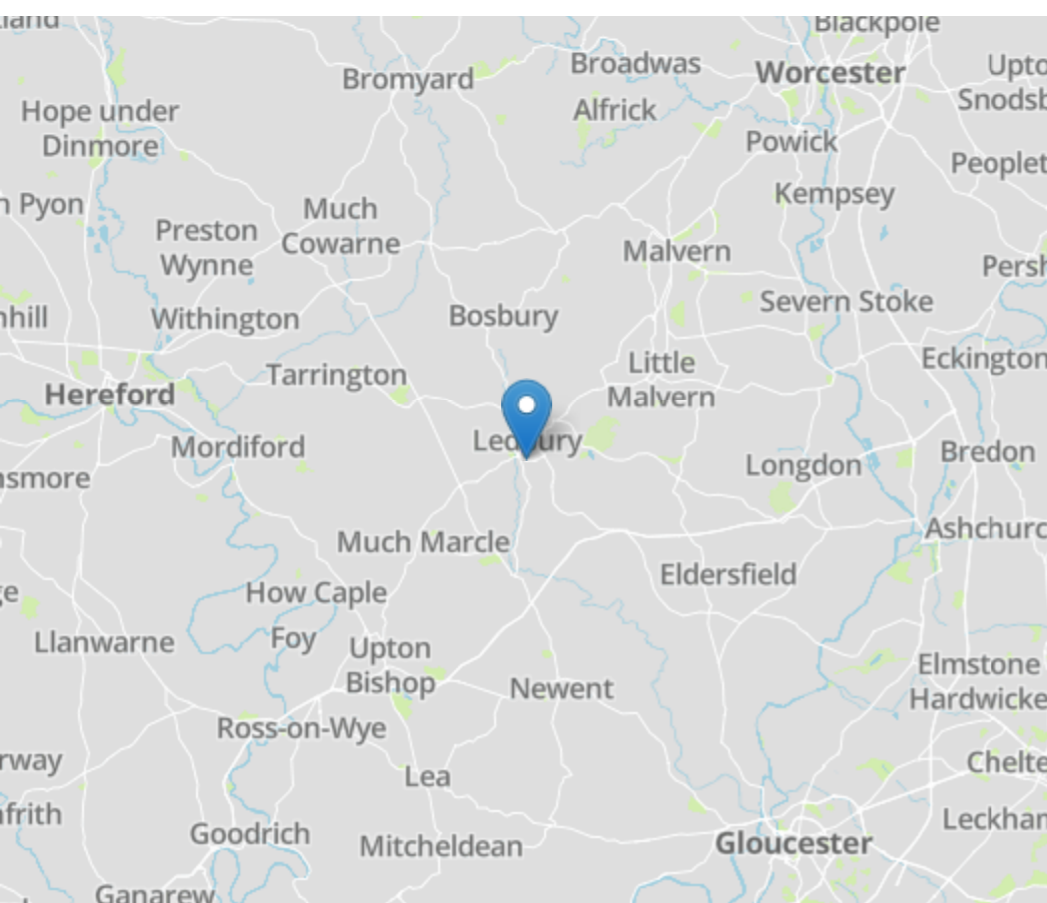
- Three Storey Town House.
- Very Well Presented Throughout
- Garage and Parking
- Private Rear Garden
- Gas Central Heating & UPVC Double Glazing.
- 7 1/2 years NHBC Remaining.

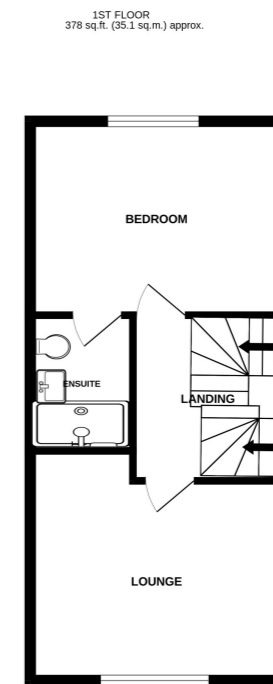
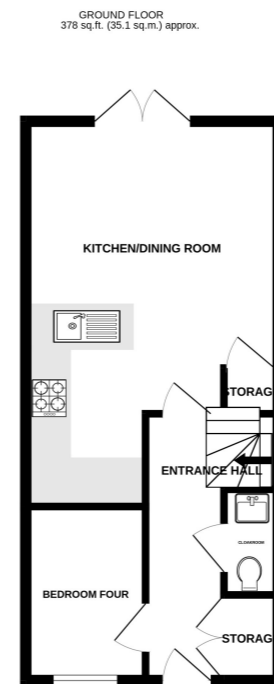
Hereford 01432 343477

Ledbury 01531 631177

DIRECTIONS

From our office proceed onto the High Street, over the traffic lights at the top cross and continue until reaching the roundabout. Take the second exit onto the By Pass and upon reaching Hawk Rise, take the first left into Keats Meadow and no.20 is on the left hand side after approximately 100 yards.





TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.
Made with Metropix ©2024

20 Keats Meadow

Situation and Description

A very well presented modern Town House (Built in October 2021) set over three floors and offering spacious flexible accommodation with the benefits of a Garage and Off Street Parking for Three cars, and private enclosed rear garden.

Adjacent to the front of the property is a large open green space and a children's play park.

Ground Floor

Entrance Hall

With doors to Storage Cupboard housing gas central heating boiler, Stairs to First Floor, doors to :

Cloakroom

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

Study/Bedroom Four

8' 11" x 6' 1" (2.72m x 1.85m) with window to front, power points, internet network port, radiator

The property benefits from Fibre Broadband (FTTP) making this space a perfect work from home office.

Kitchen/Family/Dining Room

19' 11" x 12' 10" (6.07m x 3.91m) range of laminate worktops with cupboards and drawers under, integrated electric oven and gas hob, dishwasher, fridge freezer and washing machine, inset sink unit, power points, splash back.

Family Room/Dining Area with French doors opening onto patio, radiator, power points, internet network port.

First Floor

Landing

with doors off to :

Lounge

12' 10" x 11' 10" (3.91m x 3.61m) (max) with window to front overlooking open space, radiator, power points, internet network port.

Master Bedroom

12' 10" x 9' 11" (3.91m x 3.02m) 12' 10" x 9' 11" (3.91m x 3.02m) with window to rear

overlooking garden and having views towards woodland. Range of fitted wardrobes, radiator, power points, door to:

En Suite

5' 1" x 7' 0" (1.55m x 2.13m) with Shower Cubicle, low flush w.c, wash basin, heated towel rail, window to side

Second Floor

Landing

with doors off to :

Bedroom Two

12' 10" x 11' 6" (3.91m x 3.51m) with Roof Light, radiator, power points

Family Bathroom

6' 5" x 5' 9" (1.96m x 1.75m) with panelled bath with shower over and glass shower screen, low flush w.c. wash basin, radiator, window to side

Bedroom Three

12' 10" x 8' 9" (3.91m x 2.67m) with dormer window to front, radiator, power points

Outside

Approach

The property is approached from Keats Meadow over a tarmac drive which leads to the single attached Garage and parking area and lawn to front.

Rear Garden

The rear garden, access via a wooden side gate comprises a paved patio area with useful all weather canopy and lawn. The garden is enclosed on all sides making it safe for children and pets.



At a glance...

- Study
8'11 x 6'1 (2.72 x 1.85)
- Kitchen/Family/Dining Room
19'11 x 12'10 (6.07 x 3.91)
- Lounge
12'10 x 11'10 (3.91 x 3.02)
- Master Bedroom
12'10 x 9'11 (3.91 x 3.02)
- Bedroom Two
12'10 x 11'6 (3.91 x 3.51)
- Bedroom Three
12'10 x 8'9 (3.91 x 2.67)

And there's more...

- Spacious flexible Town House
- Three/Four Bedrooms
- Garage and Parking
- Private enclosed rear garden
- Gas central heating and Double glazing

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.