

Fever Tree Cottage, 1 The Courtyard  
Worcester Road  
Ledbury HR8 1PL  
**£167,500**



• One Bedroom Cottage • Within walking distance of Ledbury town centre. • Allocated Off Road Parking Space • Set in a quiet courtyard location

## Ground Floor

### Hall

window to front, radiator, power points

### Cloakroom

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

### Lounge

10' 10" max x 11' 6" max (3.30m max x 3.51m max) window to front, radiator, power points, T.V point, understairs cupboard

### Kitchen

13' 10" x 5' 3" (4.22m x 1.60m) 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, fridge, tiled splashbacks, ceiling spot lights, power points.

## First Floor

### Bedroom

13' 6" x 9' 3" (4.11m x 2.82m) with window to front, radiator, power points, storage cupboard, loft hatch. Door to:

### Shower Room

window to rear, shower cubicle, low flush w.c, basin, radiator.

## 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](http://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.

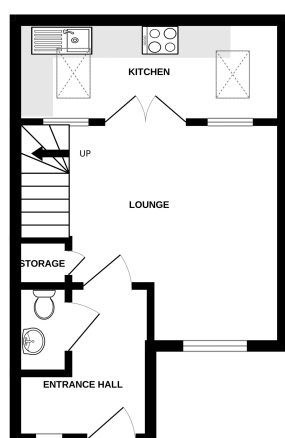
### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

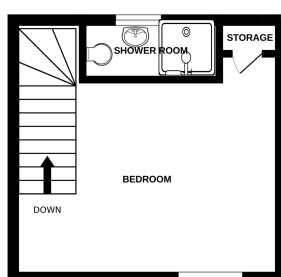
FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	72	
(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

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