31 Bridge Street Ledbury HR8 2AH

£210,000





Two Double Bedrooms. • Garden. • Off Road Parking. • Set within walking distance of Ledbury town centre. • Many character features throughout.

Hereford 01432 343477

Ledbury 01531 631177

31 Bridge Street

Situation and Description

31 Bridge Street is situated within easy walking distance of Ledbury town centre. The property offers many character features throughout along with two reception rooms, two double bedrooms, garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Lounge

11' 5" x 11' 11" (3.48m x 3.63m) with window to front, original feature fireplace, radiator, power points. Door to:

Dining Room

11' 5" x 11' 10" (3.48m x 3.61m) with window to rear, feature fireplace with wood burner, radiator, power points, original tiled floor. Door to:

Kitchen

5' 4" x 7' 2" (1.63m x 2.18m) with window to side, laminate worktop with cupboards and drawers under, inset sink with drainer, built-in electric hob, eye level oven, tiled splashbacks, tiled flooring, wall mounted gas boiler, power points. Door to:

Rear Hall

with door to side to garden, door to:

Bathroom

with window to rear, low flush w.c., wash basin, shower cubicle, tiled splashbacks, radiator.

First Floor

Landing

with doors to:

Bedroom One

11' 5" x 11' 11" (3.48m x 3.63m) with window to front, feature original fireplace, radiator, power points.

Bedroom Two

11' 5" x 9' 2" (3.48m x 2.79m) with window to rear, feature original fireplace, radiator, power points.

Outside

Approach

The property is approached from Bridge Street via steps leading to a lawned foregarden.

Garden

The rear garden comprises a paved courtyard area with steps and shared path leading to lawned garden area. To the rear of the garden is a shared wooden gate which opens onto a gravelled 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

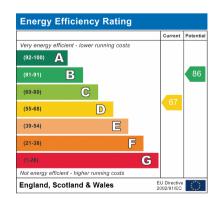
Offers

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



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.







1ST FLOOR 250 sq.ft. (23.3 sq.m.) approx