



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band D

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

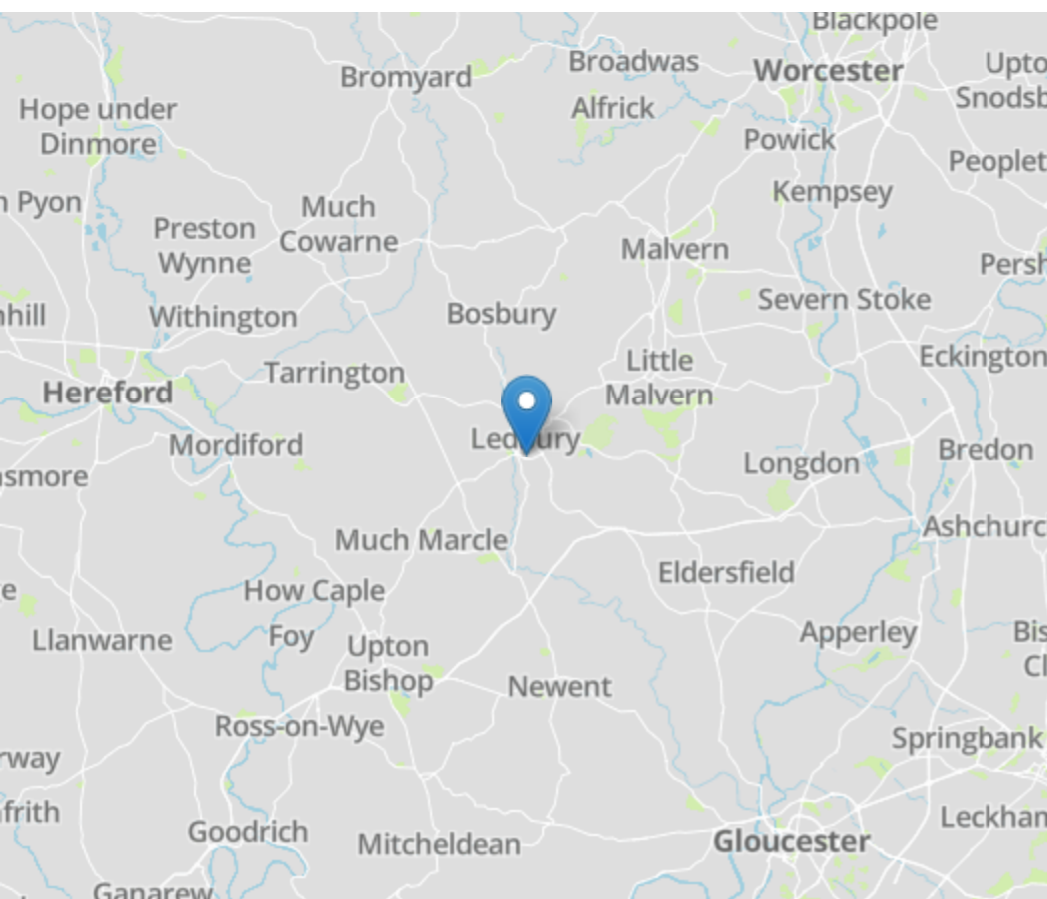
10 Hazle Close
Ledbury HR8 2XX

£375,000



DIRECTIONS

From our office proceed on the High Street, at the traffic lights continue onto The Southend, at the roundabout take the third exit onto Leaddon Way, at the next roundabout take the third exit into Martins Way, take the first right into Hazel Close where the property can be found at the top of the cul-de-sac on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(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.



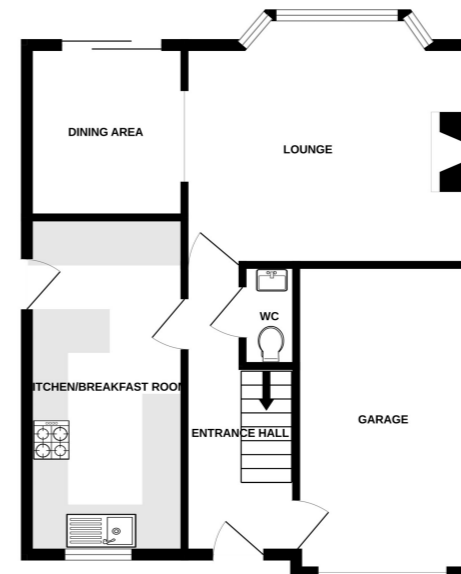
- Set in a cul-de-sac location.
- A well presented detached house.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Private Enclosed Garden.
- Integrated Garage.
- Ample Off Road Parking.
- Home Office

Hereford 01432 343477

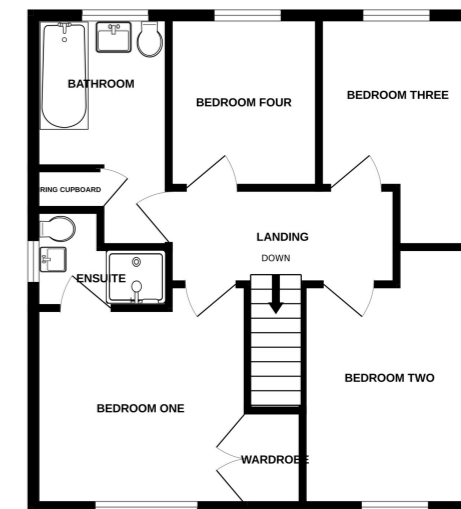
Ledbury 01531 631177



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 sq.m.) approx.
Made with Metropix ©2023

10 Hazle Close

Situation and Description

The property is situated on the south side of Ledbury town in a quiet cul-de-sac location. The property offers well presented accommodation throughout to include two reception rooms, four bedrooms, two bathrooms, private enclosed garden with home office, integral garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, laminate flooring, door to Integral Garage. Doors to:

Cloakroom

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

Kitchen/Breakfast Room

7' 10" x 16' 9" (2.39m x 5.11m) with window to front and door to side, range of laminate worktops with cupboards and drawers under, inset sink with drainer,

built-in four ring gas hob with oven under and stainless steel extractor hood over, eye level wall cupboards, space for fridge/freezer, dishwasher and washing machine, wall mounted Logic central heating boiler, tiled splashbacks, breakfast bar, power points.

Lounge

14' 2" x 11' 2" (4.32m x 3.40m) with feature bay window to rear overlooking the garden, Adam style fireplace with wooden mantle, radiator, power points, T.V point, opening to:

Dining Room

8' 1" x 8' 7" (2.46m x 2.62m) with sliding patio doors to rear opening onto the garden, radiator, power points.

First Floor

Landing

with hatch to roof space, power points, doors to:

Bedroom One

11' 0" x 9' 4" (3.35m x 2.84m) with window to front, radiator, power points, double doors to built-in wardrobe. Door to:

En-Suite

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

Bedroom Two

7' 8" x 11' 1" (2.34m x 3.38m) with window to front, radiator, power points.

Bedroom Three

7' 8" x 10' 2" max (2.34m x 3.10m max) with window to rear overlooking the garden, radiator, power points.

Bedroom Four

7' 6" x 8' 6" (2.29m x 2.59m) with window to rear, radiator, power points.

Bathroom

with window to rear, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, door to Airing Cupboard.

Outside

Approach

The property is approached from Hazel Close via a tarmac driveway with parking for two cars and gravelled foregarden with inset shrub and floral

borders.

Integral Garage

7' 9" x 15' 5" (2.36m x 4.70m) with up and over door, power and light connected, personal door into the Entrance Hall

Garden

The rear garden can be accessed to the side of the property via a wooden gate and featuring patio, step leading to a lawn with mature shrub and floral beds. A raised deck leads to a Home Office with power and light connected and to the side of the property is a small Garden Shed.

The garden enclosed on all sides and offers considerable privacy.

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...

- Kitchen/Breakfast Room
7'10 x 16'9 (2.39m x 5.11m)
- Lounge
14'2 x 11'2 (4.32m x 3.40m)
- Dining Room
8'1 x 8'7 (2.46m x 2.62m)
- Bedroom One
11' x 9'4 (3.35, x 2.84m)
- Bedroom Two
7'8 x 11'1 (2.34m x 3.38m)
- Bedroom Three
7'8 x 10'2 max (2.34m x 3.10m max)
- Bedroom Four
7'6 x 8'6 (2.29m x 2.59m)
- Garage
7'9 x 15'5 (2.36m x 4.70m)

And there's more...

- Well Presented.
- Detached House.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Home Office.
- Garage.
- Off Road Parking.