



DIRECTIONS

From our office proceed on The Homend towards the railway station, turn left into Newbury Park where Colts Hey can be found on the left hand side as indicated by the For Sale board.



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

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 | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

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.

Colts Hey, Newbury Park
Ledbury HR8 1AS

£299,950



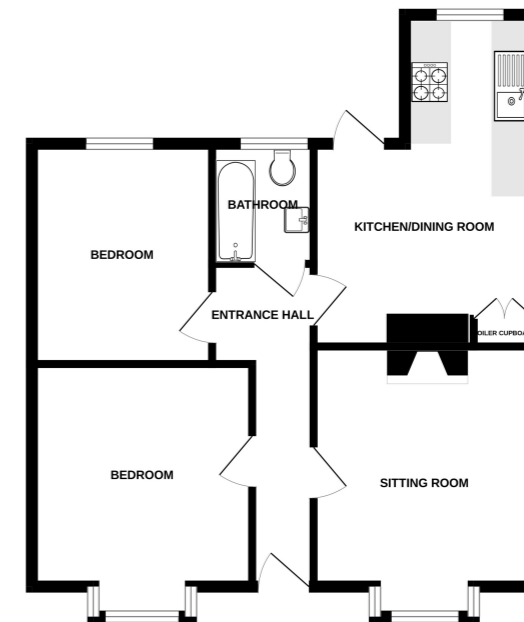
- Set in a sought after location.
- A Charming Detached Bungalow.
- Two Double Bedrooms.
- Large Established Garden.
- Off Road Parking.
- Scope for updating.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.
Made with Metreplan ©2024

Colts Hey

Situation and Description

Colts Hey is situated in a sought after location with easy access to the railway station and within walking distance of the town centre. The property is a charming detached bungalow offering, sitting room, kitchen/dining room, two double bedrooms, bathroom, large established garden and off road parking.

In more detail the accommodation comprises:

Inside

Entrance Hall

with radiator, power points, hatch to roof space. Doors to:

Sitting Room

10' 11" x 11' 10" (3.33m x 3.61m)

with feature bay window to front, inset gas fire, power points, T.V point, picture rail.

Bedroom One

10' 10" x 10' 11" (3.30m x 3.33m) with bay window to front, radiator, power points, picture rail.

Bedroom Two

8' 10" x 10' 11" (2.69m x 3.33m) 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.

'L Shaped' Kitchen/Dining Room

11' 0" max x 16' 5" max (3.35m max x 5.00m max) with window to side and rear, door opening onto the garden, range of laminate

worktops with cupboards and drawers under, inset sink with drainer, built-in electric hob with oven under and extractor hood over, eye level wall cupboards, tiled splashbacks, power points, radiator, double doors to Storage Cupboard housing the wall mounted Worcester central heating boiler.

Outside

Approach

The property is approached from Newbury Park via double iron gates leading to a concrete parking space with adjacent lawned foregarden with well stocked shrub and floral borders.

Garden

The rear garden can be approached from either side of the property via a pathway which

leads to a large raised patio seating area. Two steps lead down to a large lawn edged by borders with an abundance of established shrubs. A wooden archway leads to a further area of garden with a Greenhouse.



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...

- Sitting Room
10'11 x 11'10 (3.33m x 3.61m)
- Bedroom One
10'10 x 10'11 (3.30m x 3.33m)
- Bedroom Two
8'10 x 10'11 (2.69m x 3.33m)
- L Shaped Kitchen/Dining Room
11' max x 16'5 max (3.35m max x 5m max)

And there's more...

- Charming Detached Bungalow.
- Two Double Bedrooms.
- Double Glazing.
- Gas Fired Central Heating.
- Large Established Garden.
- Off Road Parking.
- No Onward Chain.