



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

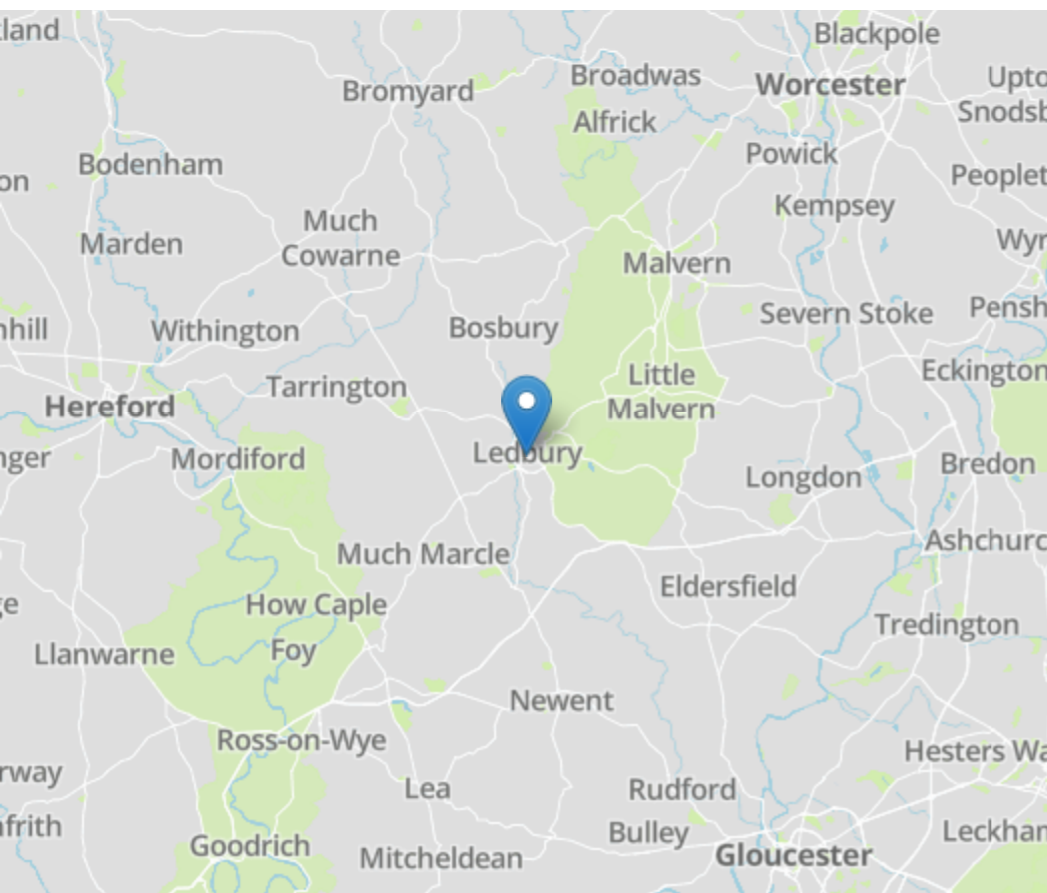
12 Oatleys Road
Ledbury HR8 2BT

£325,000



DIRECTIONS

From our office proceed turn right into Bye Street, continue onto Bridge Street, turn left into Woodleigh Road, turn right into Oatleys Road just before the bridge, where the property can be found 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		
(55-68)	D	66	
(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.



- Set in an established location.
- Semi-Detached House.
- Four Bedrooms.
- Large Garden.
- Off Road Parking.
- Scope for some updating.
- No Onward Chain.

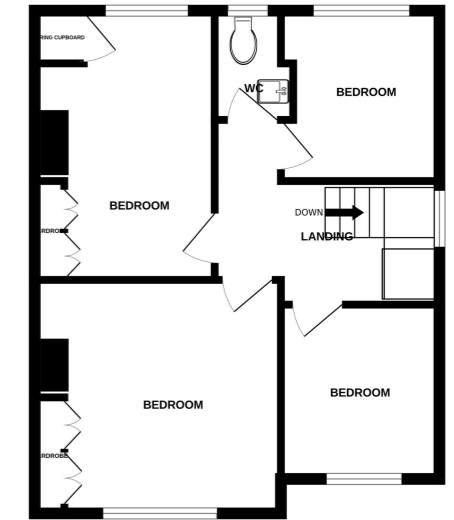
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.
Made with Metropix ©2024

12 Oatleys Road

Situation and Description

12 Oatleys Road is situated in an established residential location within easy walking distance of Ledbury town centre. The property offers spacious accommodation to include four bedrooms, large garden and off road parking. There is scope for some updating.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with window to side, radiator, power points, door to Understairs Storage, door to Large Store Cupboard with window to front and shelving. Doors to:

Lounge

12' 6" x 17' 5" (3.81m x 5.31m) with window to front, gas fire with wooden surround, radiator, power points, T.V

Shower Room

with window to rear, shower area, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator.

Kitchen/Breakfast Room

15' 9" x 7' 9" (4.80m x 2.36m) with two windows to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for electric cooker, stainless steel extractor hood over, space for fridge, ceiling spot lights, tiled splashbacks, power points, radiator, door to:

Rear Porch

with door to side opening onto the garden, window to rear.

First Floor

Landing

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

Bedroom One

12' 6" x 11' 11" (3.81m x 3.63m) with window to front, radiator, power points, double doors to built-in wardrobe.

Bedroom Two

9' 0" x 13' 11" (2.74m x 4.24m) with window to rear overlooking the garden, radiator, power points, double doors to built-in wardrobes, door to Airing Cupboard housing the central heating boiler.

Bedroom Three

8' 0" x 10' 0" (2.44m x 3.05m) with window to front, radiator, power points, double doors to Storage Cupboard.

Bedroom Four

8' 9" x 8' 6" (2.67m x 2.59m) with window to rear, radiator, power points.

Cloakroom

with window to rear, low flush w.c., wash hand basin, tiled splashbacks.

Outside

Approach

The property is approached from Oatleys Road via a paved driveway with steps leading to the front door, adjacent foregarden well stocked with mature shrub and floral beds.

Garden

The rear garden can be accessed via a wooden side gate and comprises a large Garden Shed, patio with pathway, adjacent garden areas with lawn, vegetable plots and mature established trees and further garden shed at the rear of the garden. The garden is enclosed on all sides.

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...

- Lounge
12'6" x 17'5" (3.81m x 5.31m)
- Kitchen/Breakfast Room
15'9" x 7'9" (4.80m x 2.36m)
- Bedroom One
12'6" x 11'11" (3.81m x 3.63m)
- Bedroom Two
9' x 13'11" (2.74m x 4.24m)
- Bedroom Three
8' x 10' (2.44m x 3.05m)
- Bedroom Four
8'9" x 8'6" (2.67m x 2.59m)

And there's more...

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- Four Bedrooms.
- Large Garden.
- Off Road Parking.
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