

32 Robinsons Meadow  
Ledbury HR8 1SU

**£199,950**



- Set in a cul-de-sac location with no passing traffic.
- A Mid-Terraced House.
- Two Bedrooms.
- Enclosed Garden.
- Off Road Parking.
- No Onward Chain.



32 Robinsons Meadow

Situation and Description

Robinsons Meadow is situated in an established residential location within walking distance if Ledbury town centre.Number 32 is a mid-terraced house offering two bedrooms, enclosed garden and ample off road parking.

In more detail the property comprises:

Ground Floor

Entrance Hall

with laminate flooring, radiator, power points. Archway to:

Kitchen

2.39m x 2.29m (7' 10" x 7' 6") with window to front, range of laminate worktops with cupboards and drawers under inset stainless steel sink, built-in gas hob with electric oven under and extractor hood over, eye level wall cupboards, space for washing machine and fridge/freezer, wall mounted central heating boiler, tiled splashbacks, power points.

Lounge (Reception)

5.21m x 3.58m (17' 1" x 11' 9") with double doors and window to rear, two radiators, power points, T.V point,

laminate flooring. Stairs to first floor.

First Floor

Landing

with hatch to roof space, doors to:

Bedroom One

3.53m x 2.69m (11' 7" x 8' 10") with window to rear, double doors to built-in wardrobes, door to Airing Cupboard, radiator, power points.

Bedroom Two

3.30m x 2.08m (10' 10" x 6' 10") with window to front, radiator, power points.

Bathroom

with window to front, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Outside

Approach

The property is approached from Robinsons Meadow via a concrete driveway with parking for two cars.

Garden

The rear garden has been laid for easy maintenance and comprises covered patio area and Garden Shed. The garden is enclosed on all sides.

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.

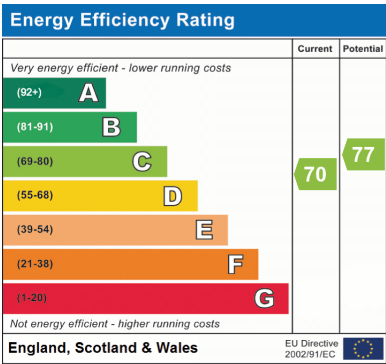
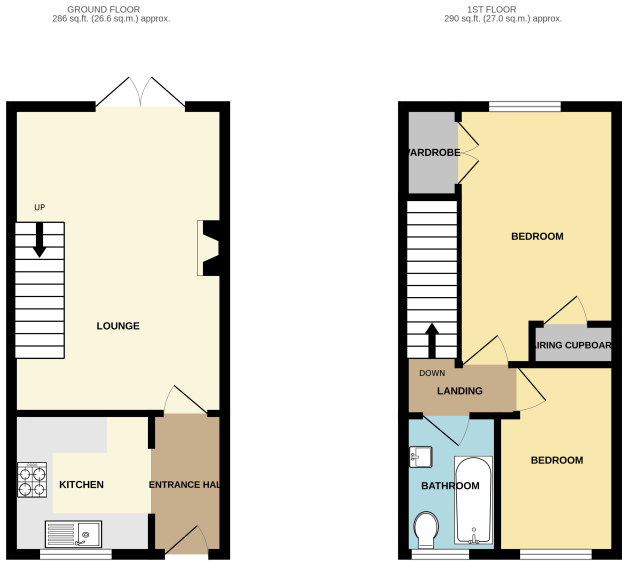
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 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.