



**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**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

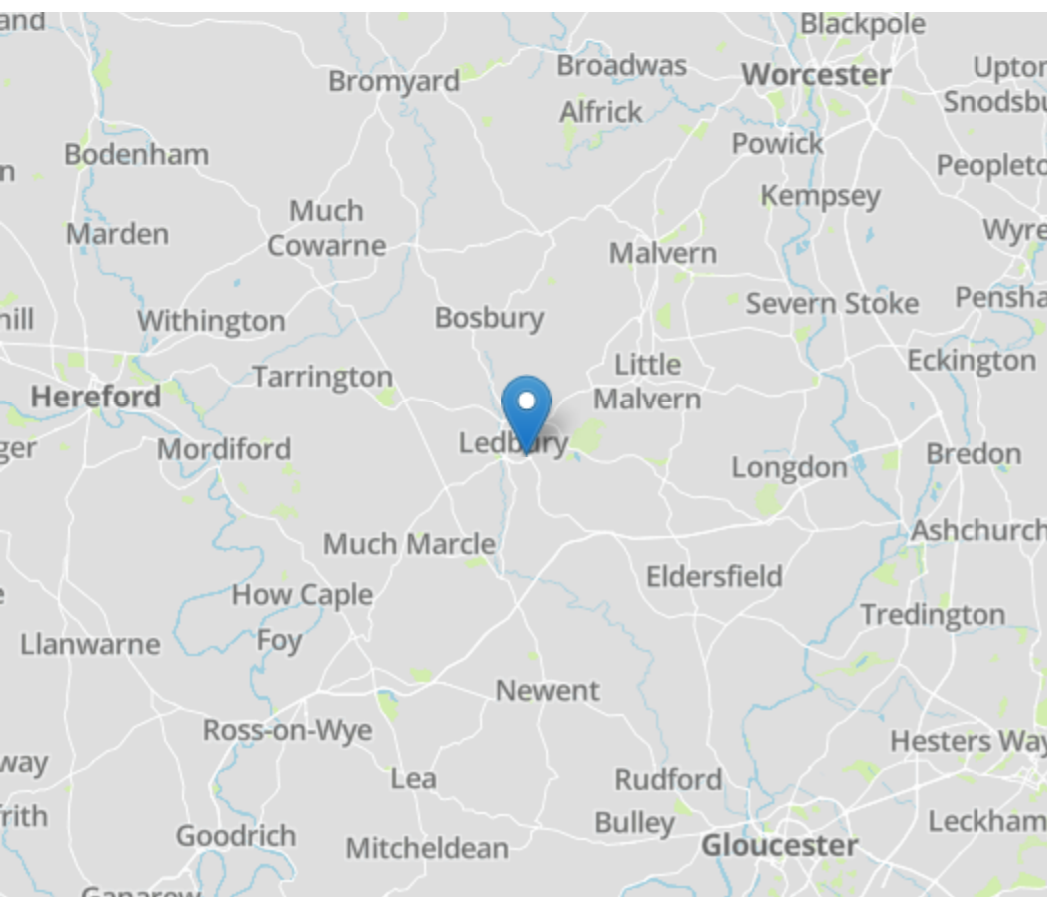
15 Traherne Close  
Ledbury HR8 2JF

**£429,950**



**DIRECTIONS**

From our office proceed on the High Street, at the traffic lights continue onto The Southend, turn right into Biddulph Way, take the second left into Traherne Close, at the end of the cul-de-sac turn left and the property can be found in the right hand corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		68	80

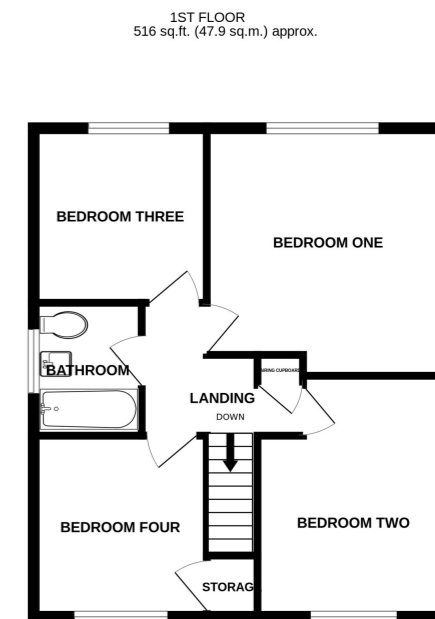
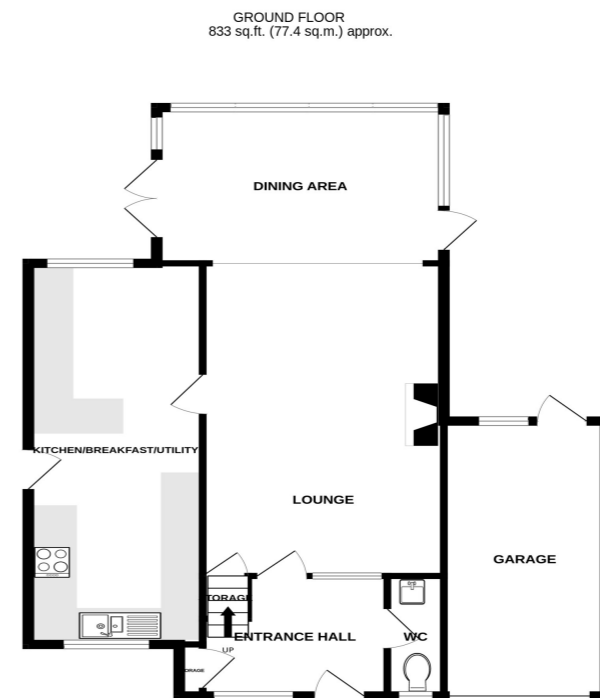
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 quiet cul-de-sac location.
- A spacious detached house.
- Large Living Accommodation.
- Four Bedrooms.
- Enclosed Garden.
- Garage.
- Ample Off Road Parking.

**Hereford 01432 343477**

**Ledbury 01531 631177**



GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.

1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.

TOTAL FLOOR AREA: 1349 sq.ft. (125.3 sq.m.) approx.  
Made with Metropix ©2024

## 15 Traherne Close

### Situation and Description

15 Traherne Close is situated in a quiet cul-de-sac location within easy walking distance of Ledbury town centre. The property offers spacious accommodation throughout to include, large lounge and separate dining area, kitchen/breakfast/utility room, four bedrooms, bathroom, enclosed garden, garage and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with window to front, radiator, power points, door to Storage Cupboard. Doors to:

#### Cloakroom

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

### Spacious Lounge

19' 10" x 12' 2" (6.05m x 3.71m) with Adam style fireplace with inset Living flame fire, radiators, power points, T.V point, opening to:

### Dining Area

14' 3" x 9' 8" (4.34m x 2.95m) with double doors to side opening onto the garden, windows on all sides, Velux window to roof, radiator, power points, ceiling spot lights.

### Kitchen/Breakfast/Utility Room

8' 7" x 24' 3" (2.62m x 7.39m) with window to front and rear and door to side, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in induction hob with oven under an extractor hood over, eye level wall cupboards, space for fridge/freezer, dishwasher, washing machine and tumble dryer, tiled splashbacks, radiator, power points, ceiling spotlights, breakfast bar.

### First Floor

#### Landing

with hatch to roof space, door to Airing Cupboard with shelving, doors to:

#### Bedroom One

12' 3" x 12' 4" (3.73m x 3.76m) with window to rear overlooking the garden, radiator, power points, range of fitted wardrobes.

### Bedroom Two

9' 2" x 11' 9" (2.79m x 3.58m) with window to front, radiator, power points.

### Bedroom Three

8' 11" x 8' 4" (2.72m x 2.54m) with window to rear overlooking the garden, radiator, power points.

### Bedroom Four

8' 11" x 8' 3" (2.72m x 2.51m) with window to front, radiator, power points, door to Storage Cupboard.

### Bathroom

with window to side, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, shaver point, extractor fan.

### Outside

#### Approach

The property is approached from Treherne Close via a block paved driveway with adjacent further gravelled parking spaces.

### Garage

8' 3" x 17' 0" (2.51m x 5.18m) with up and over door, power and light connected, pedestrian door and window to rear.

### Garden

The rear garden can be accessed via a wooden side gate and comprises a patio area with steps leading to a raised lawn edged by well stock shrub and floral beds, to the rear of the garden is a further paved seating area with wooden pergola over and Garden Shed with power connected. The garden is fenced 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...

- Lounge  
19'10 x 12'2 (6.05m x 3.71m)
- Dining Area  
14'3 x 9'8 (4.34m x 2.95m)
- Kitchen/Breakfast/Utility Room  
8'7 x 24'3 (2.62m x 7.39m)
- Bedroom One  
12'3 x 12' 4 (3.72m x 3.76m)
- Bedroom Two  
9'2 x 11'9 (2.79m x 3.58m)
- Bedroom Three  
8'11 x 8'4 (2.72m x 2.54m)
- Bedroom Four  
8'11 x 8'3 (2.72m x 2.51m)

### And there's more...

- Spacious Detached House.
- Large Living Accommodation.
- Four Bedrooms.
- Enclosed Garden.
- Garage.
- Ample Off Road Parking.