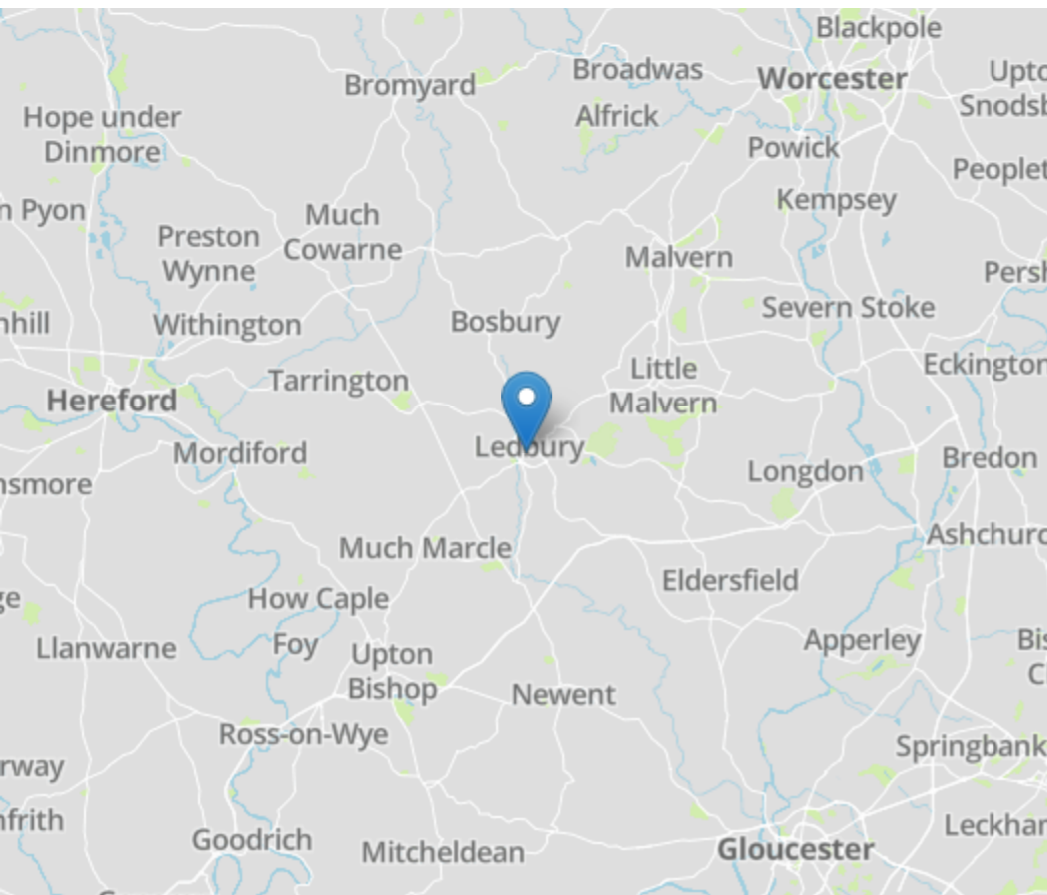




DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street the Lower Road, turn left into Little Marcle Road, continue along and Canal Walk can be found on the left hand side.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(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.

3 Canal Walk
Ledbury HR8 2ED

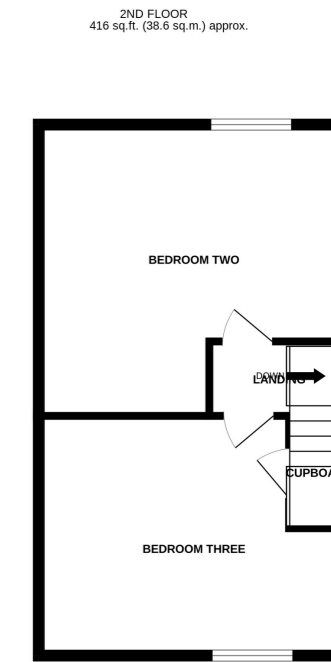
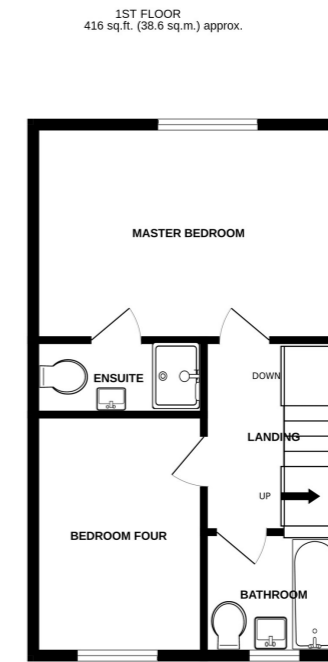
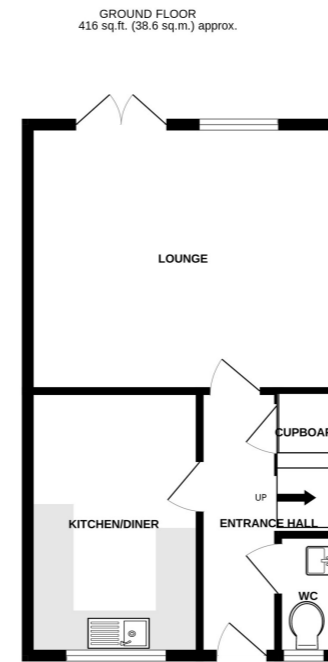
£319,950



- Set within walking distance of Ledbury town centre.
- Four Double Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 sq.m.) approx.
Made with Metropix ©2023

3 Canal Walk

Situation and Description

3 Canal Walk is situated within easy walking distance of Ledbury town centre. The property offers spacious accommodation set over three floors, to include four double bedrooms, two bathrooms, enclosed garden and allocated parking spaces.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, telephone point, door to understairs storage cupboard. Doors to:

Cloakroom

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

Kitchen

8' 2" x 12' 6" (2.49m x 3.81m) with window to front. range of laminate

worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for electric cooker, washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, power points, radiator, wall mounted central heating boiler.

Lounge/Dining Room

15' 7" x 13' 2" (4.75m x 4.01m) with window and double doors to rear opening onto the garden, radiator, power points, T.V point.

First Floor

Landing

with radiator, power points, doors to:

Master Bedroom

15' 7" x 10' 7" (4.75m x 3.23m) with window to rear, radiator, power points, door to:

En-Suite

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

Bedroom Four

8' 6" x 12' 0" (2.59m x 3.66m) with window to front, radiator, power points.

Bathroom

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

Second Floor

Landing

with doors to:

Bedroom Two

15' 7" max x 14' 7" max (4.75m max x 4.45m max) with window to rear, radiator, power points.

Bedroom Three

15' 7" x 12' 1" max (4.75m x 3.68m max) with window to front, radiator, power points, door to Storage Cupboard.

Outside

Approach

Canal Walk is approached from Little Marcle Road over a tarmac parking area with number 3 having two allocated parking spaces. A pathway leads to the front of the property where there is a gravelled foregarden and wooden garden store.

Garden

The garden comprises a patio with adjacent slated area with inset paved stepping stones, shrub and floral borders and Garden Shed. The garden is fenced on all sides and has a rear gate for access.



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
8'2 x 12'6 (2.49m x 3.81m)
- Lounge/Dining Room
15'7 x 13'2 (4.75m x 4.01m)
- Master Bedroom
15'7 x 10'7 (4.75m x 3.23m)
- Bedroom Two
15'7 max x 14'7 max (4.75m max x 4.45m max)
- Bedroom Three
15'7 x 12'1 (4.75m x 3.68m)
- Bedroom Four
8'6 x 12' (2.59m x 3.66m)

And there's more...

- Three Storey Town House.
- Four Double Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Two Allocated Parking Spaces.
- No Onward Chain.