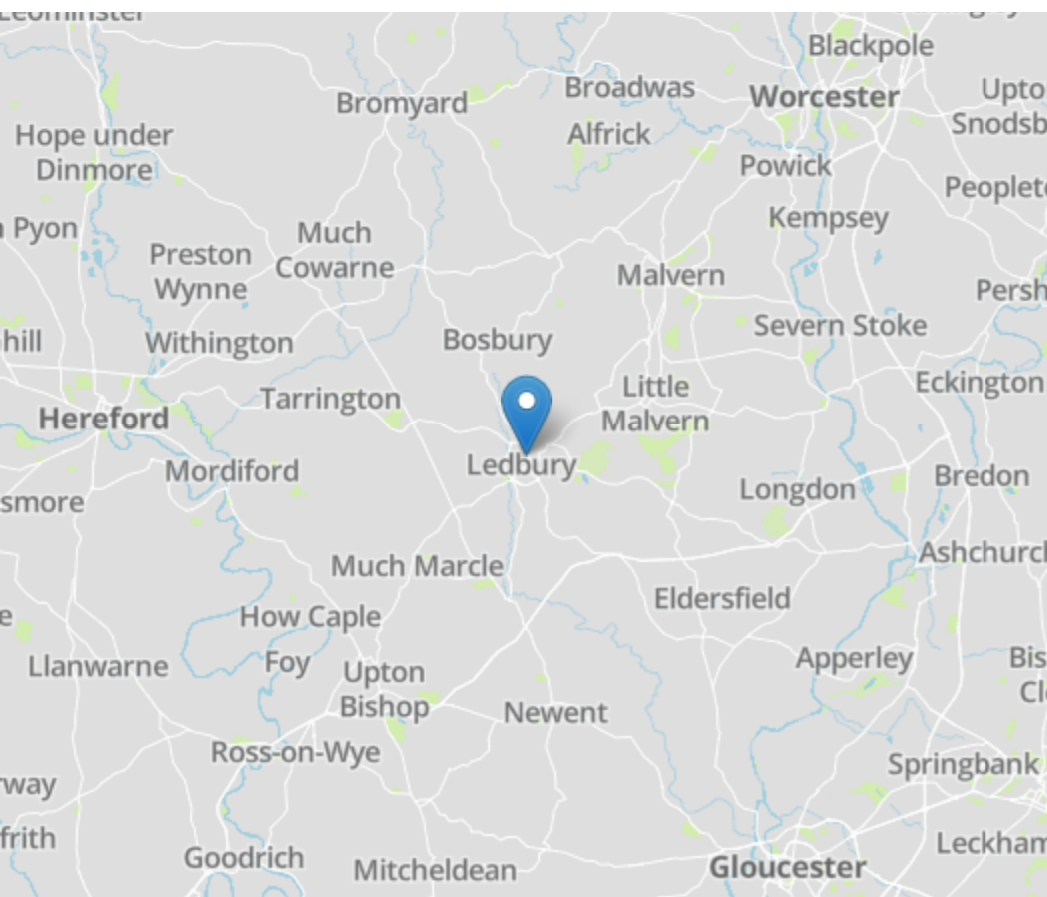




DIRECTIONS

Fox Lane can be found approximately 500 yards from our office on the left hand side and Leadon Cottage can be found on the right hand side.



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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Leadon Cottage, Fox Lane
Ledbury HR8 2GQ

£295,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	79
(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.



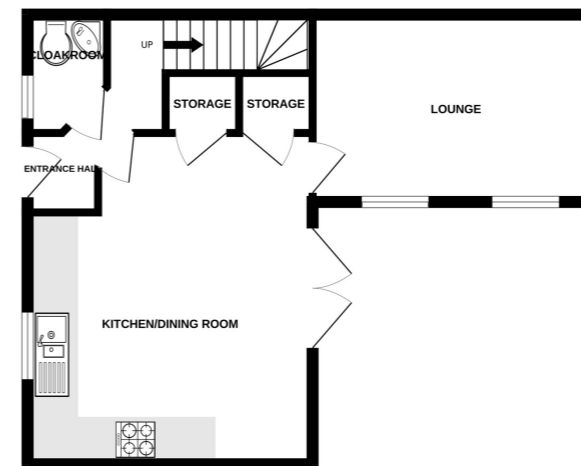
- A modern Semi-Detached House.
- Three Bedrooms.
- Two Bathrooms.
- Courtyard Garden.
- Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

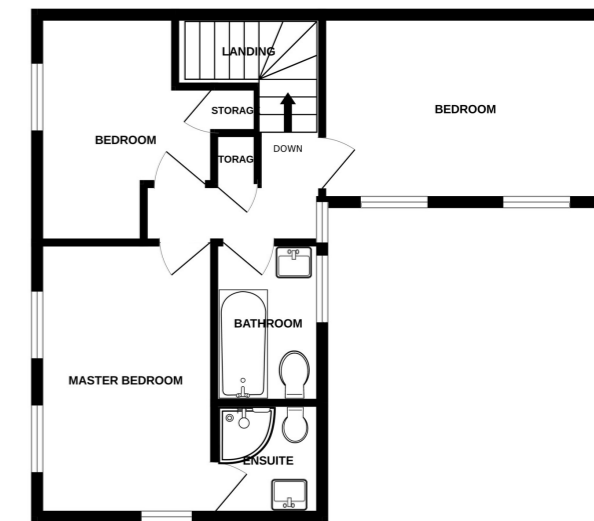
Ledbury 01531 631177



GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.2 sq.m.) approx.
Made with Metropix ©2023

Leadon Cottage

Situation and Description

Leadon Cottage is a modern semi-detached house situated in the heart of Ledbury town tucked behind the high street. The accommodation comprises large kitchen/dining room, lounge, master bedroom with en-suite, two further bedrooms, bathroom, easily maintained courtyard garden and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, telephone point, stairs to first floor. Doors to:

Cloakroom

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

Kitchen/Dining Room

14' 0" x 16' 11" (4.27m x 5.16m) with

window to side and double doors opening onto the courtyard, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring gas hob with oven under and extractor hood over, eye level wall cupboards, integrated fridge/freezer, washing machine and dishwasher, Logic central heating boiler, tiled splashbacks, radiator, power points, ceiling spot lights, two doors to large storage cupboards. Door to:

Lounge

14' 1" x 8' 7" (4.29m x 2.62m) with window to front overlooking the courtyard garden, radiator, power points, T.V point, telephone point.

First Floor

Landing

with window to side, hatch to roof space, door to Storage Cupboard. Doors to:

Master Bedroom

8' 5" x 13' 6" (2.57m x 4.11m) with window to front and two windows to side, radiator, power points, telephone point. Door to:

En-Suite

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

Bedroom Two

14' 1" x 8' 7" (4.29m x 2.62m) with two windows to front, radiator, power points, telephone point.

Bedroom Three

6' 9" x 10' 11" (2.06m x 3.33m) with window to side, 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, ladder style radiator, extractor fan.

Outside

Approach

The property is approached from Fox Lane leading to a block paved parking area with two allocated parking spaces. A wooden gate leads to a walled courtyard with good size storage shed.

Garden

To the side of the property is a walled courtyard with access from a wooden gate to the front. The courtyard is south facing 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...

- Kitchen/Dining Room
14'11 x 16'11 (4.27m x 5.16m)
- Lounge
14'1 x 8'7 (4.29m x 2.62m)
- Master Bedroom
8'5 x 13'6 (2.57m x 4.11m)
- Bedroom Two
14'1 x 8'7 (4.29m x 2.62m)
- Bedroom Three
6'9 x 10'11 (2.06m x 3.33m)

And there's more...

- Set in the heart of Ledbury town centre.
- Modern Semi-Detached House.
- Three Bedrooms.
- Two Bathrooms.
- Downstairs Cloakroom.
- Courtyard Garden.
- Off Road Parking.
- No Onward Chain.