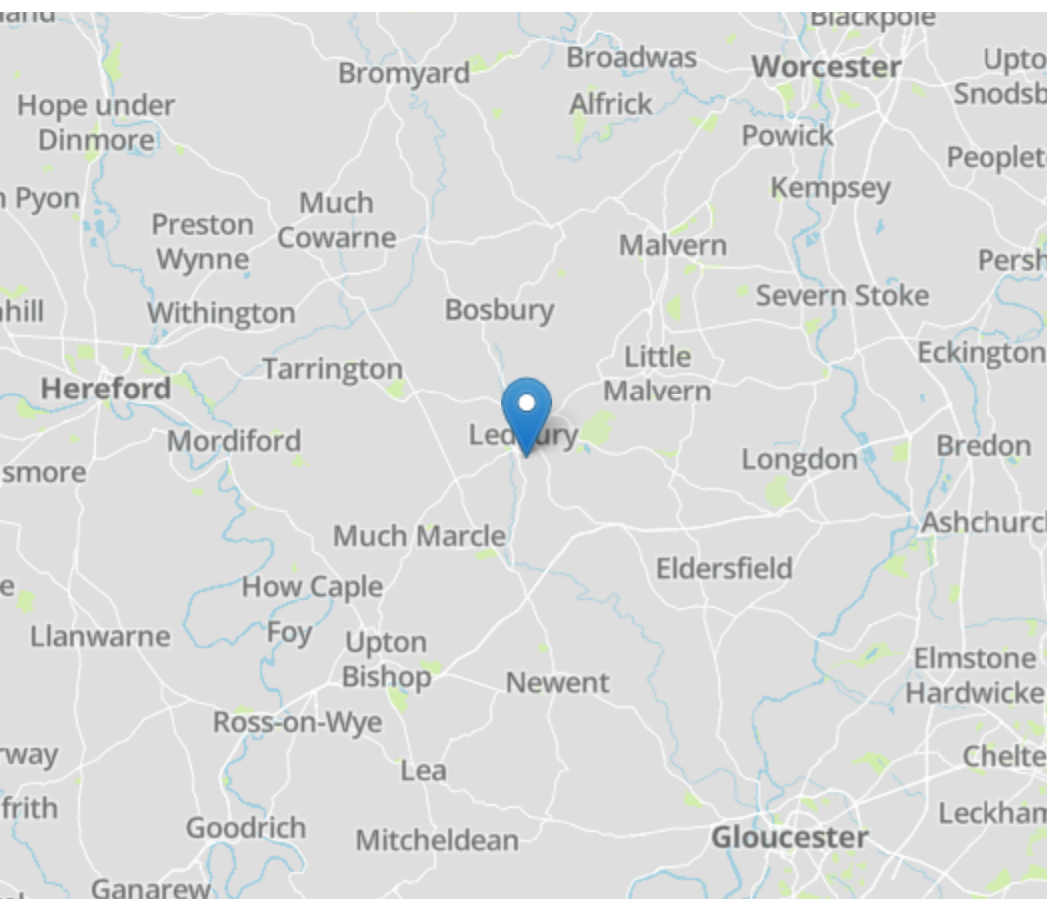




DIRECTIONS

From our office continue on the High Street, continue onto The Southend, at the roundabout take the second exit onto Leaddon Way, at the next roundabout take the first left into Kipling Road, take the fifth right into Haggard Place and the property can be found on the right hand side.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band E

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.

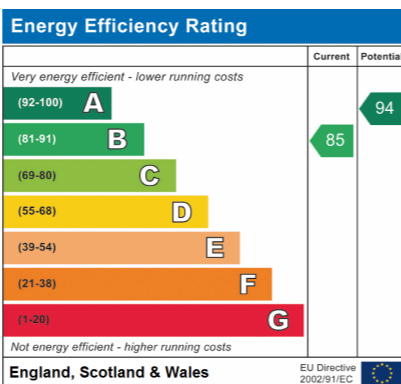
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

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



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.

13 Haggard Place
Ledbury HR8 2TL

£425,000



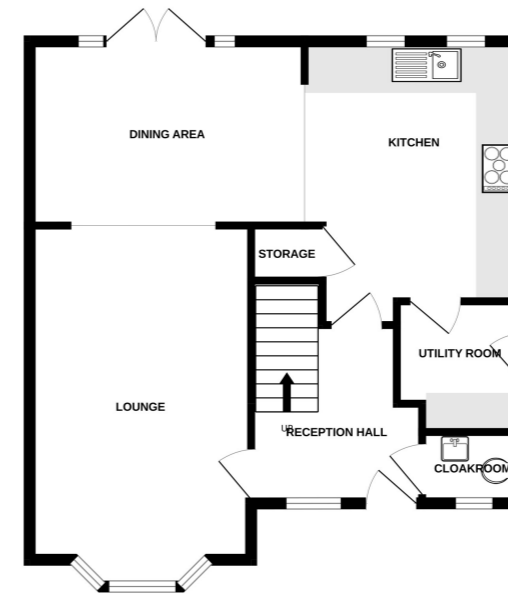
- A well presented detached house.
- Spacious Open Plan Lounge/Dining/Kitchen.
- Four Bedrooms.
- Two Bathrooms.
- Garage and Off Road Parking.

Hereford 01432 343477

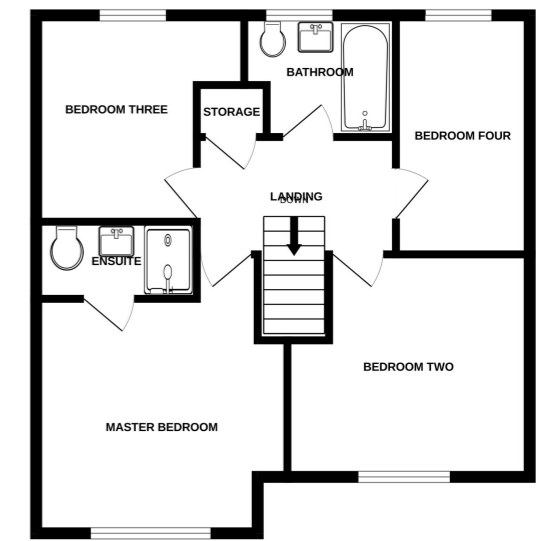
Ledbury 01531 631177



GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.
Made with Metropix ©2023

13 Haggard Place

Situation and Description

13 Haggard Place is situated on the Hawk Rise/St Catherines Grange development which has easy access to Ledbury town centre. The property offers well presented and spacious accommodation throughout to include open plan lounge/dining/kitchen, four bedrooms, two bathrooms, enclosed garden, garage and off road parking.

In more detail the property comprises:

Ground Floor

Entrance Hall

with window to front, radiator, power points, doors to:

Cloakroom

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

Lounge

11' 1" x 16' 7" (3.38m x 5.05m) with feature bay window to front, radiators, power points, T.V point. Opening to:

Dining Area

9' 2" x 13' 8" (2.79m x 4.17m) with double doors and two windows opening onto the garden, radiator, power points. Opening to:

Kitchen/Breakfast Area

10' 10" x 13' 0" (3.30m x 3.96m) with two windows to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in five ring gas hob with extractor hood over, eye level electric double oven, integrated dishwasher and fridge/freezer, eye level wall cupboards, door to Entrance Hall, radiator, power points, door to Understairs Storage Cupboard. Door to:

Utility Room

6' 5" x 5' 0" (1.96m x 1.52m) with door to side, range of laminate worktops with cupboard under, space for washing machine and tumble dryer, eye level wall cupboard, wall mounted Ideal central heating boiler, power points.

First Floor

Landing

with hatch to roof space, radiator, power points, door to Storage Cupboard. Doors to:

Master Bedroom

11' 0" x 11' 11" (3.35m x 3.63m) with window to front, radiator, power points, door to:

En-Suite

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

Bedroom Two

10' 0" x 11' 6" (3.05m x 3.51m) with window to front, radiator, power points.

Bedroom Three

10' 4" x 9' 6" (3.15m x 2.90m) with window to rear overlooking the garden, radiator, power points.

Bedroom Four

6' 8" x 11' 3" (2.03m x 3.43m) with window to rear, radiator, power points.

Bathroom

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

Outside

Approach

The property is approached from Haggard Place via a tarmacadam driveway with lawned foregarden with shrubbery.

Garage

with up and over door, power and light connected.

Garden

The rear garden can be accessed via a wooden side gate and comprises a patio with adjacent good size lawn. The garden is fenced on all sides and offers security for both pets and children.



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
11'1 x 16'7 (3.38m x 5.05m)
- Dining Area
9'2 x 13'8 (2.79m x 4.17m)
- Kitchen/Breakfast Area
10'10 x 13' (3.30m x 3.96m)
- Master Bedroom
11' x 11'11 (3.35m x 3.63)
- Bedroom Two
10' x 11'6 (3.05m x 3.51m)
- Bedroom Three
10'4 x 9'6 (3.15m x 2.90m)
- Bedroom Four
6'8 x 11'3 (2.03m x 3.43m)

And there's more...

- Well Presented Detached House.
- Open Plan Lounge/Dining/Kitchen.
- Four Bedrooms.
- Two Bathrooms.
- Good Size Enclosed Garden.
- Garage.
- Off Road Parking.