



Laurel Cottage Little Marcle Road
Ledbury HR8 2DP

£379,950



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains service 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

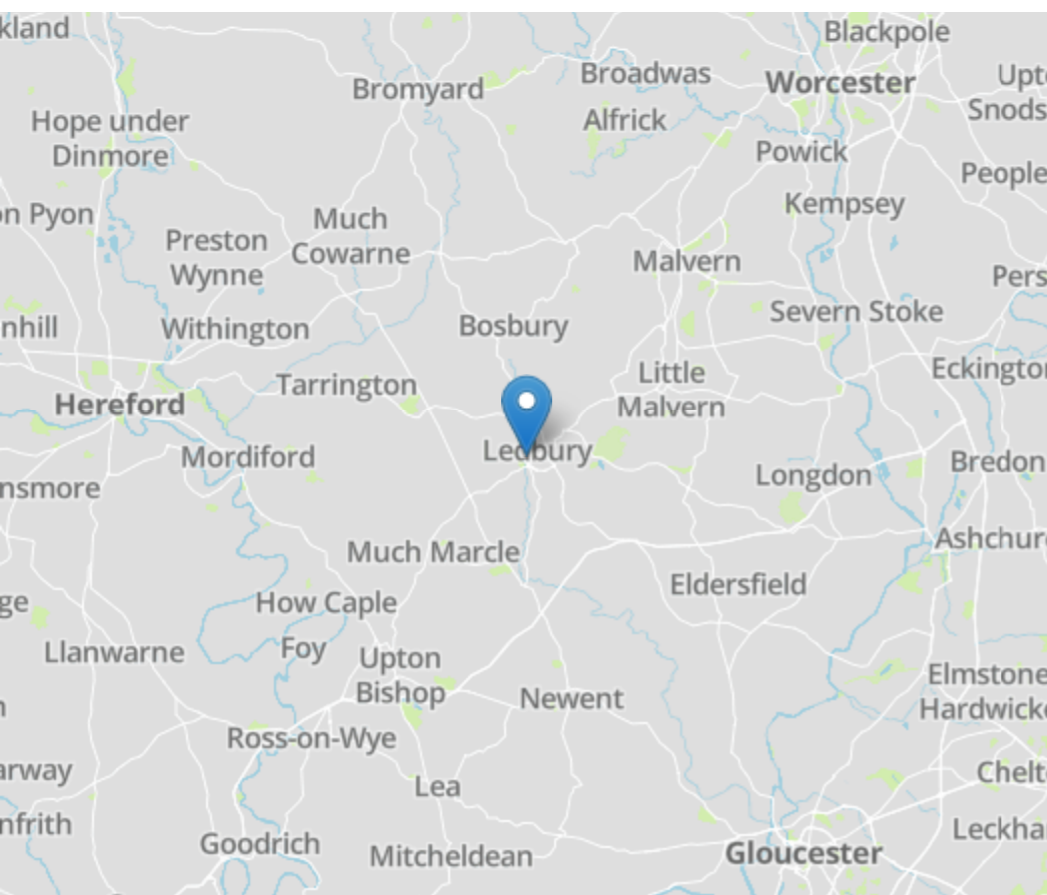
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, turn left into Little Marcel Road and the property can be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		86
	56	
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.

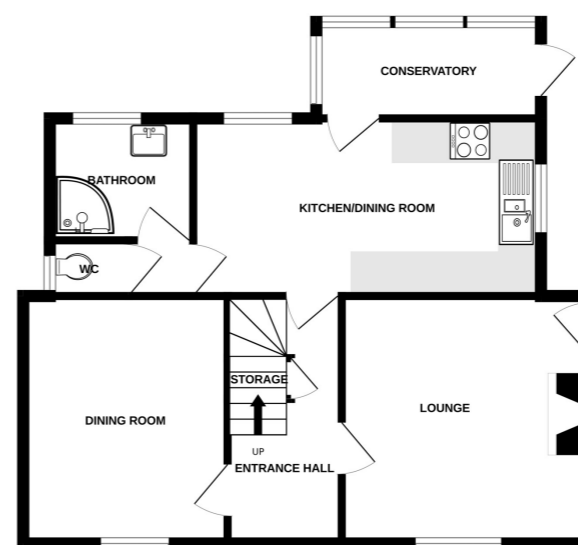
- Charming Detached House.
- In Need Of Updating Throughout.
- Two Reception Rooms.
- Three Bedrooms.
- Delightful Enclosed Garden.
- Garage and Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

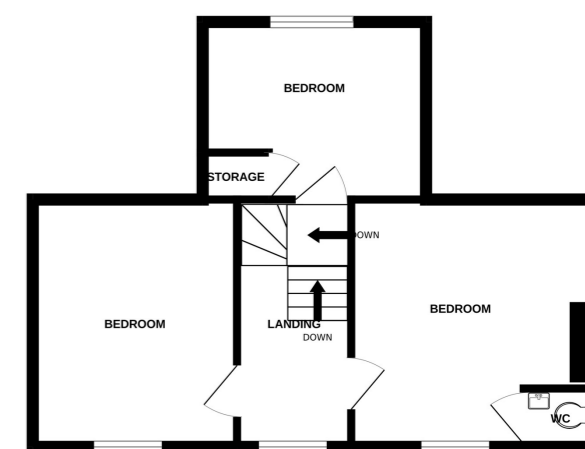
Ledbury 01531 631177



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.
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Laurel Cottage

Situation and Description

Laurel Cottage comprises an attractive detached Villa style property which requires updating throughout. The property benefits from Upvc double glazing and gas central heating, together with a large garage, ample off road parking and delightful rear garden.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with understairs storage cupboard, radiator, doors to:

Lounge

12' 0" x 11' 11" (3.66m x 3.63m) with window to front and door to side, radiator, power points.

Dining Room

9' 11" x 11' 11" (3.02m x 3.63m) with window to front, radiator, power points.

Kitchen/Dining Room

16' 10" x 8' 1" (5.13m x 2.46m) with window to rear and side, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink, built-in electric hob with extractor hood over, eye level wall cupboards, space for washing machine and fridge/freezer, tiled splashbacks, power points. Door to:

Conservatory

10' 9" x 4' 5" (3.28m x 1.35m) with door to side opening onto the garden.

Hall

with doors to:

Cloakroom

with window to side, low flush w.c..

Bathroom

with window to side, corner shower cubicle, pedestal wash basin, tiled splashbacks, radiator, extractor fan.

First Floor

Landing

with window to front, hatch to roof space, doors to:

Bedroom One

12' 0" x 11' 11" (3.66m x 3.63m) with window to front, radiator, power points, door to:

Cloakroom

with low flush w.c., wash basin, tiled splashbacks.

Bedroom Two

10' 0" x 11' 11" (3.05m x 3.63m) with window to front, radiator, power points.

Bedroom Three

10' 9" x 8' 11" (3.28m x 2.72m) with window to rear overlooking the garden, radiator, power points, door to Storage Cupboard.

Outside

Approach

The property is approached from Little Marcle Road via a concrete driveway with parking for several cars, with lawn to front and mature trees.

Garage

10' 10" x 18' 4" (3.30m x 5.59m) with up and over door, power and light connected, window to side and personal door opening onto the garden.

Garden

The rear garden can be accessed via a wooden side gate and forms a delightful feature of the property to include a paved patio seating area with brick edged raised flower bed, a path leads to a Greenhouse and good size lawn, edged by well stocked shrub and floral beds. The garden is enclosed 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
12' x 11'11" (3.66m x 3.63m)
- Dining Room
9'11 x 11'11" (3.02m x 3.63m)
- Kitchen/Dining Room
16'10 x 8'1" (5.13m x 2.46m)
- Conservatory
10'9 x 4'5" (3.28m x 1.35m)
- Bedroom One
12' x 11'11" (3/05m x 3.63m)
- Bedroom Two
10' x 11'11" (3.05m x 3.63m)
- Bedroom Three
10'9 x 8'11" (3.28m x 2.72m)
- Garage
10'10 x 18'4" (3.30m x 5.59m)

And there's more...

- Charming Detached House.
- Two Reception Rooms.
- Three Bedrooms.
- Delightful Garden.
- Garage and Ample Off Road Parking.
- No Onward Chain.