



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band F

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

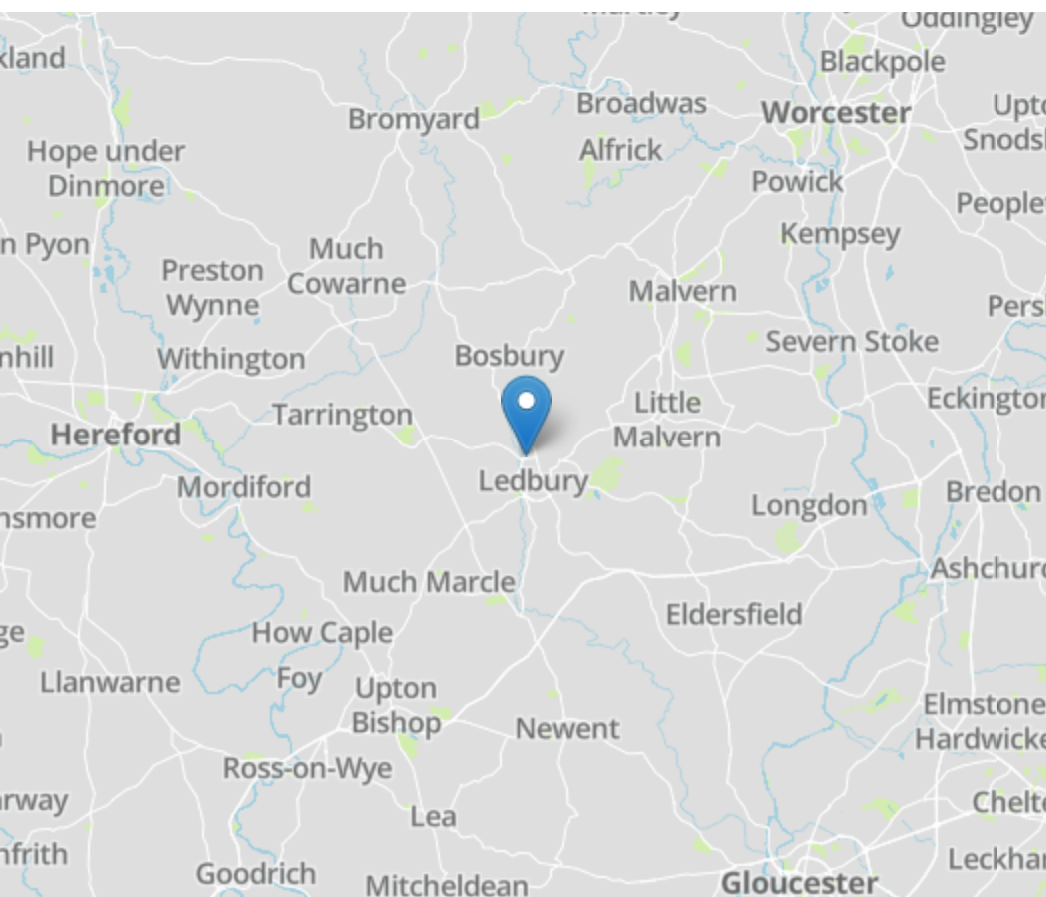
9 Saxon Way
Ledbury HR8 2QY

£525,000



DIRECTIONS

From our office proceed on The Homend continue onto the Hereford Road, take the third right into Saxon Way, follow this road along 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		
	73	83
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.



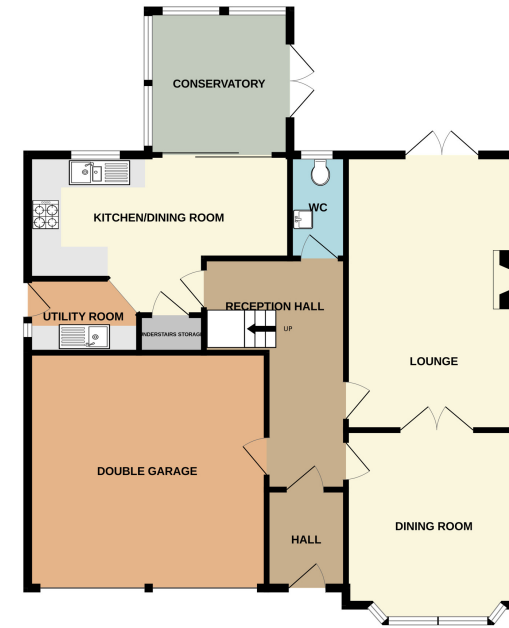
- Set in a sought after residential location.
- A spacious detached house.
- Two Reception Rooms.
- Five Bedrooms.
- Three Bathrooms.
- South Facing Garden.
- Double Garage and Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

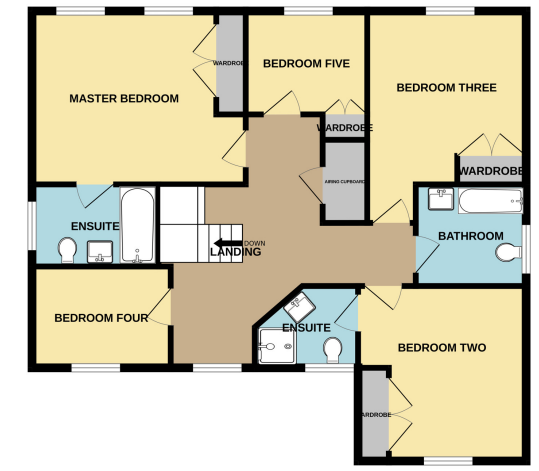
Ledbury 01531 631177



GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 1970 sq.ft. (183.0 sq.m.) approx.
Made with Metropix ©2024

9 Saxon Way

Situation and Description

9 Saxon Way is situated in a cul-de-sac location in a sought after residential location within walking distance of Ledbury town centre. The property offers spacious accommodation throughout to include two reception rooms, conservatory, five bedrooms, three bathrooms, south facing garden, double garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Hall

with door to:

Reception Hall

radiator, power points, telephone point, stairs to first floor, door to Double Garage. Doors to:

Cloakroom

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

Dining Room

11' 11" x 11' 10" (3.63m x 3.61m) with bay window to front, radiator, power points, wall lights, glazed double doors to:

Lounge

11' 11" x 18' 8" (3.63m x 5.69m) with French doors to rear opening onto the garden, feature Adam style fireplace with Living Flame gas fire and

wooden surround, two radiators, power points, T.V point, wall lights. Door to Reception Hall.

Kitchen/Dining Room

17' 11" x 7' 0" (5.46m x 2.13m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in four ring gas hob with extractor hood over, eye level double oven, eye level wall cupboards, tiled splashbacks, tiled flooring, radiator, power points, space for fridge/freezer, opening to:

Utility Room

with door to side, laminate worktop with cupboard under, inset stainless steel sink with drainer, space for washing machine and tumble dryer, tiled splashbacks, radiator, power points.

Conservatory

9' 7" x 9' 10" (2.92m x 3.00m) with double doors to side opening onto the garden, tiled flooring, power points, wall lights, ceiling fan.

First Floor

Landing

with window to front, hatch to roof space, door to Airing Cupboard housing the hot water tank. Doors to:

Master Bedroom

15' 8" x 11' 4" (4.78m x 3.45m) with two windows to rear overlooking the garden, radiator, power points, double doors to built-in wardrobe. Door to:

En-Suite

with window to side, panelled bath with shower over, low flush w.c., vanity unit with inset wash basin and cupboards under, tiled splashbacks, radiator, extractor fan.

Bedroom Two

11' 5" x 11' 10" (3.48m x 3.61m) with window to front, radiator, power points, double doors to built-in wardrobes. Door to:

En-Suite

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

Bedroom Three

10' 6" x 11' 1" (3.20m x 3.38m) with window to rear overlooking the garden, radiator, power points, double doors to built-in wardrobes.

Bedroom Four

9' 5" x 7' 1" (2.87m x 2.16m) with window to front, radiator, power points.

Bedroom Five

8' 3" x 7' 1" (2.51m x 2.16m) with window to rear, radiator, power points, double doors to built-in wardrobe.

Bathroom

8' 4" x 6' 9" (2.54m x 2.06m) with window to side, panelled bath with shower over, vanity unit with inset wash basin and cupboards under, low flush w.c., tiled splashbacks, extractor fan.

Outside

Approach

The property is approached from Saxon Way via a block paved driveway with parking for several cars with adjacent gravelled foregarden. To the side is a raised shrub and floral bed and an area of lawn.

Double Garage

16' 11" x 16' 5" (5.16m x 5.00m) with two electric roller doors, window and door to side, wall mounted central heating boiler, power points.

Garden

The rear garden can be accessed via a wooden side gate and comprises a patio seating area with adjacent good size lawn edged by shrub and floral beds. To the rear of the garden is a Greenhouse and the garden is south facing and enclosed on all sides offering security for both pets and children.



At a glance...

- Dining Room
11'11 x 11'10 (3.63m x 3.61m)
- Lounge
11'11 x 18'8 (3.63m x 5.69m)
- Kitchen/Dining Room
17'11 x 7' (5.46m x 2.13m)
- Conservatory
9'7 x 9'10 (2.92m x 3m)
- Master Bedroom
15'8 x 11'4 (4.78m x 3.45m)
- Bedroom Two
11'5 x 11'10 (3.48m x 3.61m)
- Bedroom Three
10'6 x 11'1 (3.20m x 3.38m)
- Bedroom Four
9'5 x 7'1 (2.87m x 2.16m)
- Bedroom Five
8'3 x 7'1 (2.51m x 2.16m)
- Double Garage
16'11 x 16'5 (5.16m x 5m)

And there's more...

- Detached House.
- Two Reception Rooms.
- Five Bedrooms.
- Three Bathrooms.
- Enclosed, South Facing Garden.
- Double Garage.
- No Onward Chain.

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.