



## 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](http://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

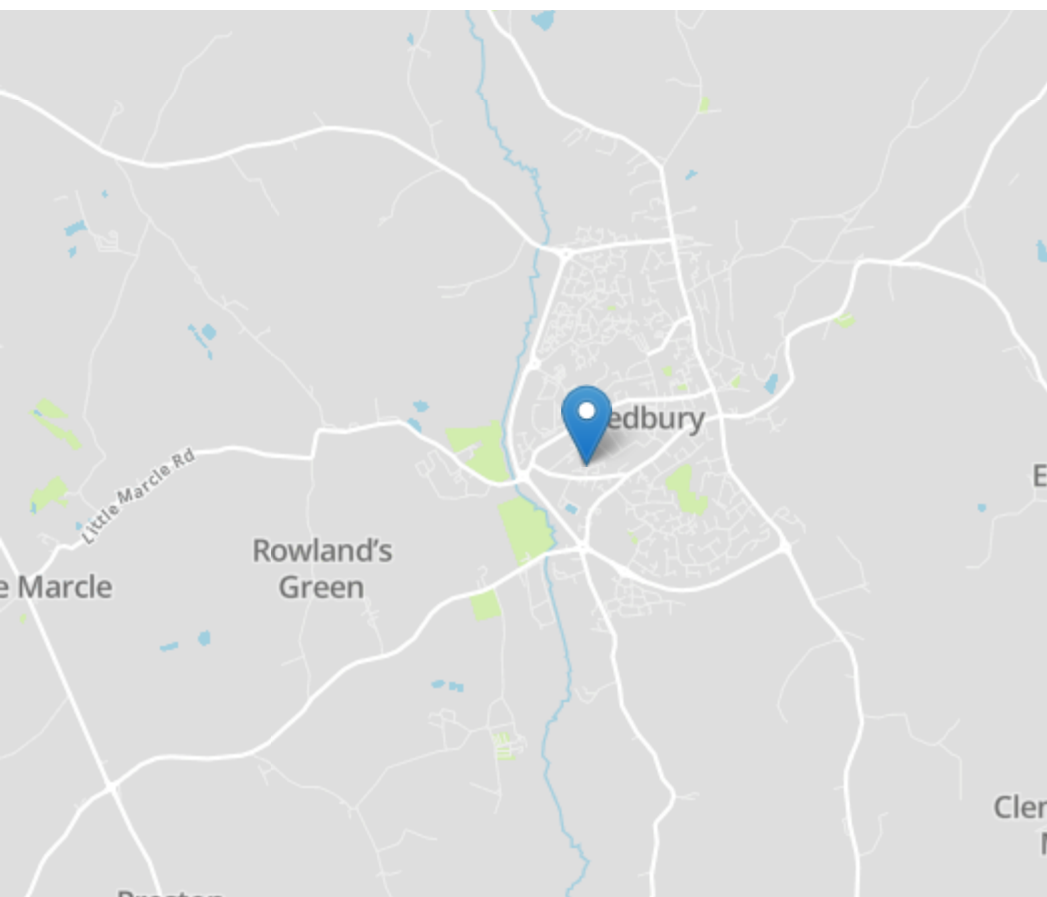
22 Churchill Meadow  
Ledbury HR8 2DG

**£310,000**



## DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, turn left into Little Marcle Road, then take the second left into Churchill Meadow, take the first left, follow this road to the right where the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



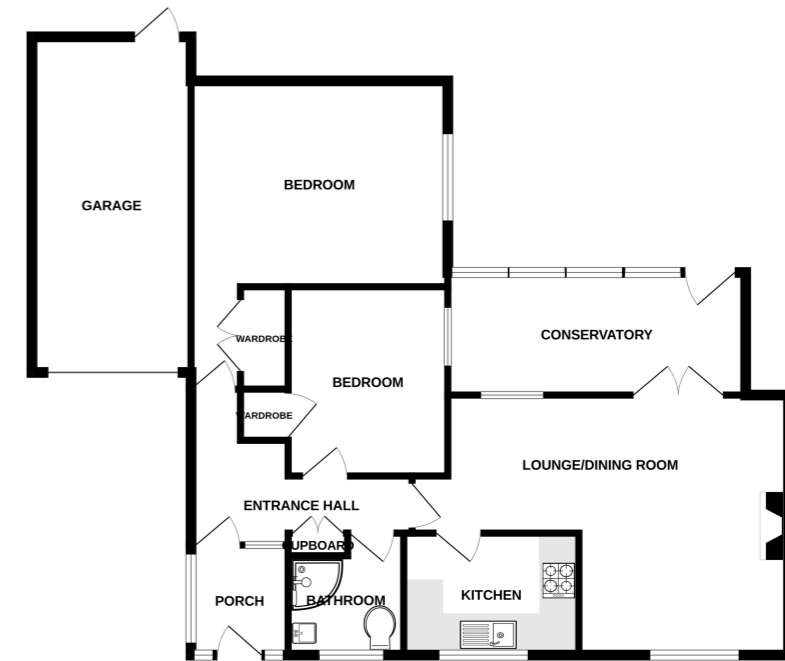
- Set in a quiet cul-de-sac location within walking distance of Ledbury town.
- An immaculately presented link-detached bungalow.
- Two Bedrooms.
- Conservatory.
- Garden.
- Garage and off road parking.

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.  
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## 22 Churchill Meadow

### Situation and Description

22 Churchill Meadow is situated in a quiet cul-de-sac location within walking distance of Ledbury town centre. This Link Detached bungalow offers immaculately presented accommodation throughout to include, two double bedrooms, L shaped lounge/dining room, kitchen, conservatory, enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

### Inside

#### Entrance Porch

with window to side, door to:

#### Entrance Hall

with radiator, power points, telephone point, double doors to Storage Cupboard. Doors to:

### L Shaped Lounge/Dining Room

6.40m max x 4.37m max (21' max x 14' 4" max) with window to front and rear, feature Adam style fireplace with inset Living Flame electric fire, radiators, power points, T.V point, double doors opening to:

#### Conservatory

16' 5" x 6' 9" (5.00m x 2.06m) with windows to rear and side, sliding patio doors leading to the garden, tiled flooring, power points.

#### Kitchen

2.97m x 1.98m (9' 9" x 6' 6") with window to front, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four ring gas hob with oven under and extractor hood over, space for washing machine and fridge, eye level wall cupboards, tiled splashbacks, power points.

#### Bathroom

with window to front, corner shower

cubicle, low flush w.c., vanity unit with inset sink with cupboards under, ladder style radiator, tiled splashbacks, extractor fan.

#### Bedroom One

4.37m x 3.25m (14' 4" x 10' 8") with window to side overlooking the garden, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Two

3.25m x 2.59m (10' 8" x 8' 6") with window to side, radiator, power points.

### Outside

#### Approach

The property is approached from Churchill Meadow via a tarmacadam driveway with steps leading to the front door and lawn with inset shrub and floral beds.

#### Garage

8' 9" x 18' 6" (2.67m x 5.64m) with up and over door, power connected, pedestrian door to rear opening onto

the garden.

### Garden

The rear garden comprises a block paved seating area with path leading to a lawn with large Garden Shed and access to the rear of the garage.

A wrought iron gate leads to a separate area of garden which has been enclosed and maintained by the vendor for the last 12 years, and any purchaser can continue to enjoy use of this area or can apply to obtain a possessory title for ownership at the time of purchasing the bungalow if they so wish.

### 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...

- L Shaped Lounge Dining Room  
21' max x 14'4 max (6.4m max x 4.37m)
- Conservatory  
16'5 x 6'9 (5m x 2.06m)
- Kitchen  
9'9 x 6'9 (5m x 2.06m)
- Bedroom One  
14'4 x 10'8 (4.37m x 3.25m)
- Bedroom Two  
3.25m x 2.59m (10'8 x 8'6)
- Garage  
8'9 x 18'6 (2.67m x 5.64m)

### And there's more...

- Immaculately Presented.
- Link-Detached Bungalow.
- Conservatory.
- Two Double Bedrooms.
- Garden.
- Garage.
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