



## 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](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

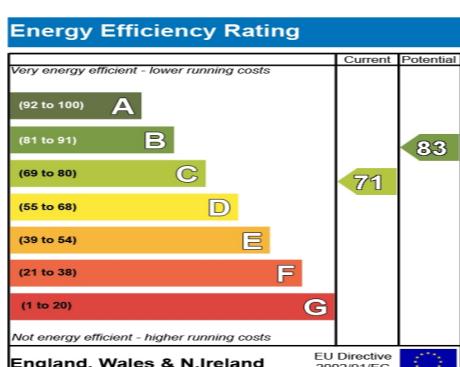
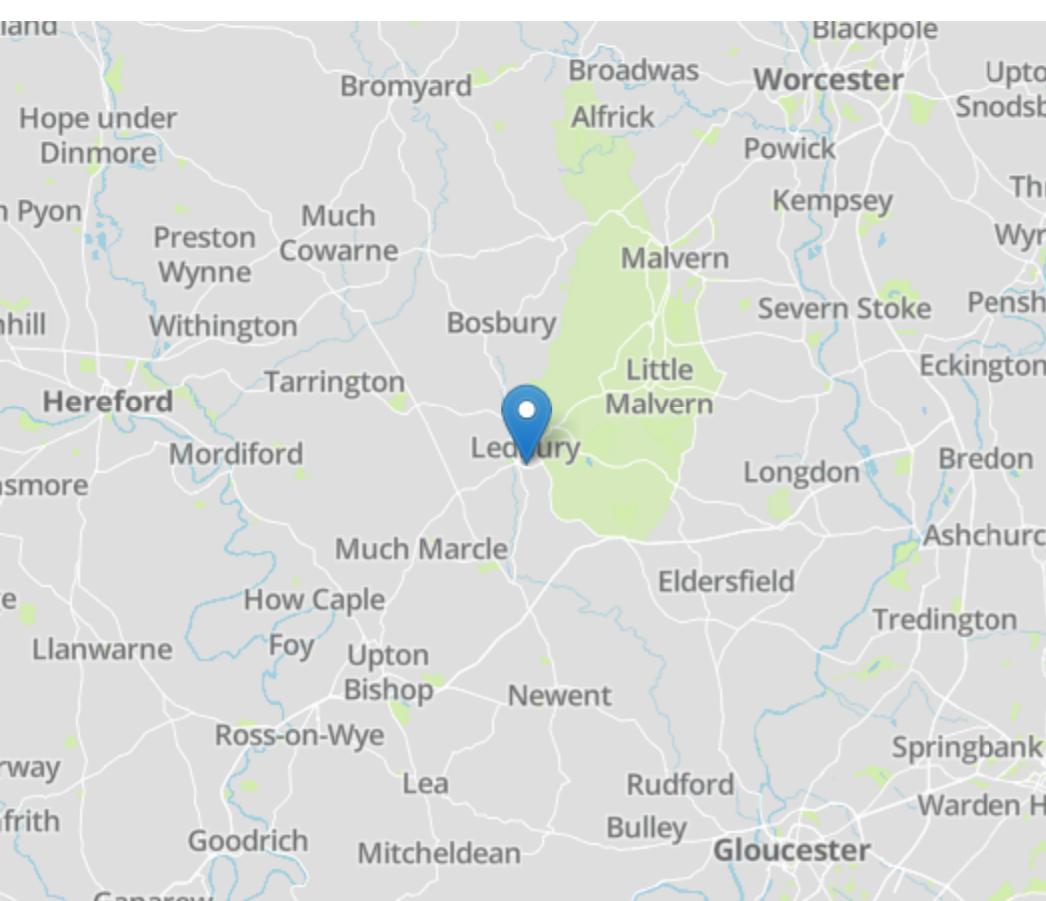
36 Hazle Close  
Ledbury HR8 2XX

**£395,000**



## DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street and Lower Road, at the roundabout take the first exit, at the next roundabout take the second exit, take the first left into Martins Way, then first right into Hazle Close where the property can be found on the right hand side.



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 or 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 an established residential location.
- A detached family house.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.

**Hereford 01432 343477**

**Ledbury 01531 631177**



## 36 Hazel Close

### Situation and Description

36 Hazel Close is situated in an established residential location within walking distance of Ledbury town centre. The property offers well presented accommodation to include, two reception rooms, four bedrooms, two bathrooms, enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

With radiator, power points, laminate flooring, doors to under stairs storage solution, Doors to:

#### Cloakroom

With window to front, newly fitted throughout low flush w.c, vanity unit with washbasin and cupboards under, tiled splashbacks, radiator, ceiling spot lights.

#### Lounge

10' 07" x 16' 05" (3.23m x 5.00m) With window to front, feature Adam style fireplace with wooden surround and inset gas fire, radiator, power points, T.V point, double doors to:

#### Dining Room

10' 08" x 11' 04" (3.25m x 3.45m) With French doors to rear opening onto the garden, radiator, power points. Door to:

#### Kitchen/Breakfast Room

10' 04" x 15' 0" (3.15m x 4.57m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, breakfast bar, inset stainless steel sink with drainer, built-in four ring gas hob with electric oven under and extractor hood over, eye level wall cupboards, integrated dishwasher, space for

fridge/freezer, radiator, power points. Door to:

#### Utility Room

5' 03" x 7' 02" (1.60m x 2.18m) with door to side, space for washing machine, laminate worktop, storage cupboards, power points, radiator.

#### First Floor

#### Landing

With window to side, hatch to roof space, door to Airing Cupboard. Doors to:

#### Master Bedroom

10' 03" x 10' 08" (3.12m x 3.25m) with window to rear double doors to built-in wardrobes, radiator, power points, door to:

#### En-Suite

2' 10" x 7' 04" (0.86m x 2.24m) with window to rear, newly re-fitted en-suite, shower cubicle, low flush w.c., wash basin, ladder style radiator, ceiling spot lights, extractor.

#### Bedroom

8' 11" x 10' 07" (2.72m x 3.23m) with window to front, radiator, power points.

#### Bedroom

7' 03" x 10' 05" (2.21m x 3.17m) with window to rear, radiator, power points.

#### Bedroom

7' 02" x 10' 02" (2.18m x 3.10m) MAX with window to front, radiator, power points, door to large Storage Cupboard with shelving.

#### Bathroom

6' 03" x 7' 05" (1.91m x 2.26m) with window to side, newly fitted bathroom consists of panelled bath with shower over, low flush w.c., vanity unit with wash basin and cupboards under, tiled splashbacks, ladder style radiator.

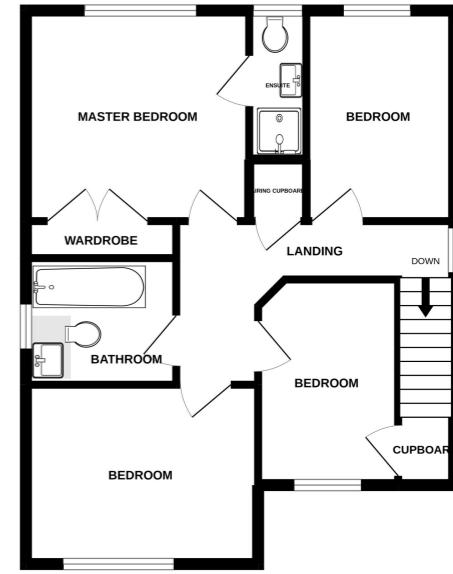
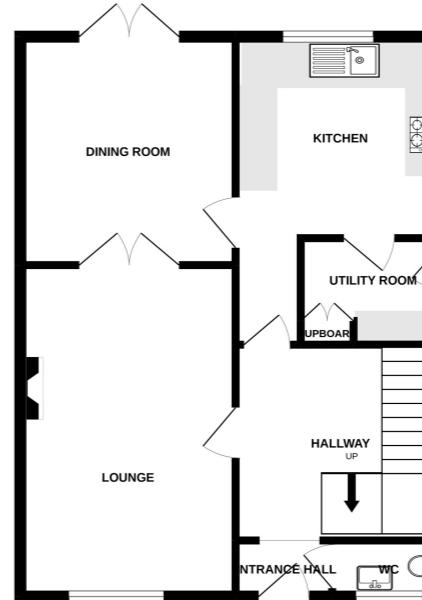
#### Outside

#### Approach

The property is approached from Hazel Close via a block paved driveway with a lawned

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

1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.  
Made with Metropix ©2022

foregarden with hedging learning to:

#### Garage

With up and over door, power and light connected, wall mount central heating boiler, pedestrian door opening onto the garden.

#### Garden

The rear garden can be accessed via a wooden side gate and comprises a block paved patio with adjacent lawn having raised shrub and floral borders. The garden is fenced on all sides.



### At a glance...

- Lounge  
10'07 x 16'05 (3.23m x 5.m)
- Dining Room  
10'08 x 11'04 (3.25m x 3.45m)
- Kitchen  
10'04 x 15' (3.15m x 4.57m)
- Utility  
5'03 x 7'02 (1.60m x 2.18m)
- Bedroom One  
10'03 x 10'08 (3.12m x 3.25m)
- Bedroom Two  
10'07 x 8'11 (2.72m x 3.23m)
- Bedroom Three  
7'02 x 10'02 (2.18m x 3.10m)
- Bedroom Four  
7'03 x 10'05 (2.21m x 3.17m)
- Bathroom  
7'05 x 6'03 (1.91m x 2.26m)

### And there's more...

- Detached House.
- Two Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.