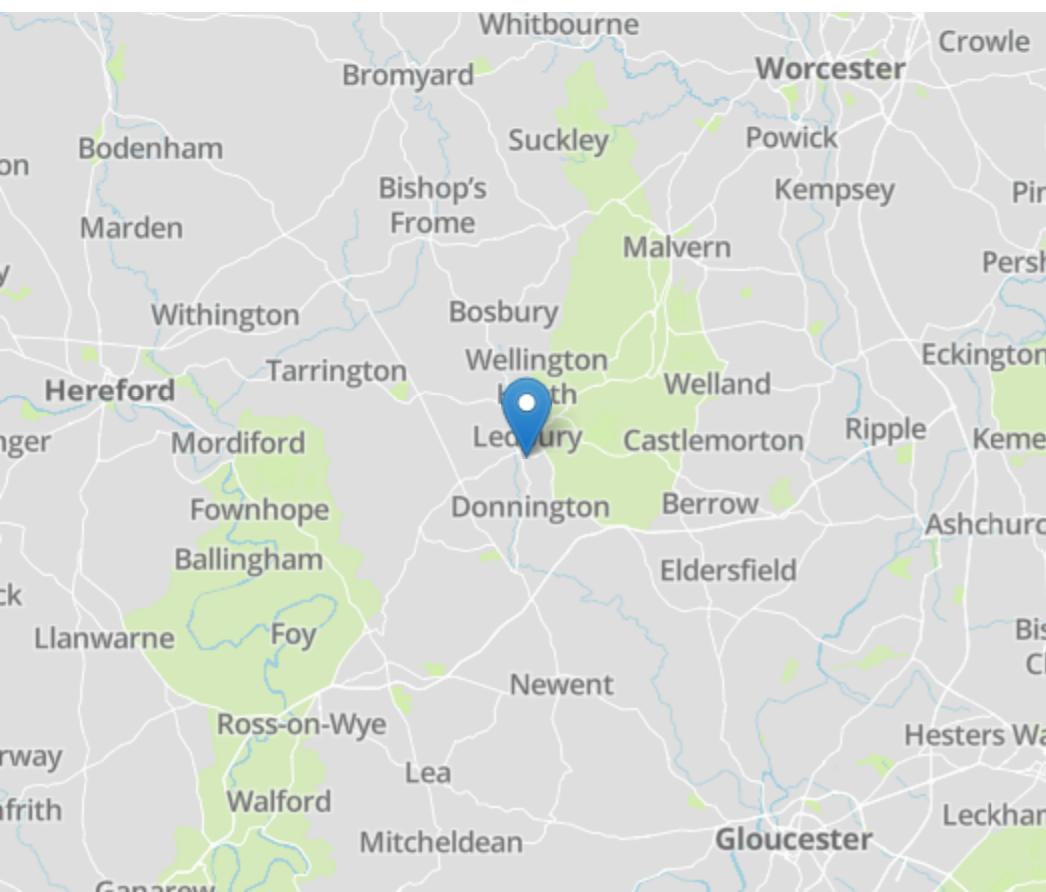




DIRECTIONS

From our office proceed onto the High Street, over the traffic lights at the top cross and continue until reaching the roundabout. Take the second exit onto the By Pass and upon reaching Hawk Rise, take the first left into Keats Meadow and no.20 is on the left hand side after approximately 100 yards.



GENERAL INFORMATION

Tenure

Freehold

Services

Mains Gas, Electricity and Water 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.

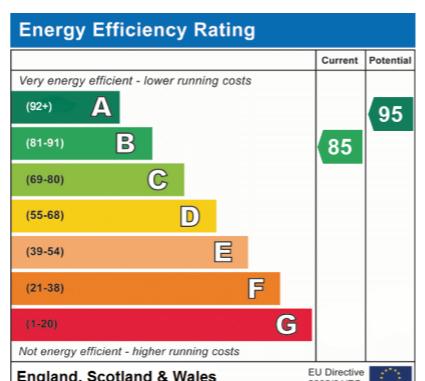
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

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



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.

**20 Keats Meadow
Ledbury HR8 2GW**

£320,000



- Situated within the Hawk Rise development.
- An immaculately presented three storey town house.
- Kitchen/Dining/Family Room.
- First Floor Lounge
- Three/Four Bedrooms.
- Gas Central Heating & UPVC Double Glazing.
- Private Rear Garden
- Garage and Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



20 Keats Meadow

Situation and Description

Situated within the popular Hawk Rise development on the outskirts of Ledbury town centre, an immaculately presented three storey town house with kitchen/dining/family room, three/four bedrooms, first floor lounge, private enclosed garden, garage and parking for several cars.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

With doors to Storage Cupboard housing the wall mounted gas fired central heating boiler, Stairs to First Floor, doors to:

Cloakroom

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

Study/Bedroom Four

8' 11" x 6' 1" (2.72m x 1.85m) with window to front, power points, radiator.

Kitchen/Family/Dining Room

19' 11" x 12' 10" (6.07m x 3.91m) range of laminate worktops with cupboards and drawers under, built-in four ring electric hob with oven under and stainless steel extractor hood over, integrated washer/dryer inset stainless steel 1 1/2 bowl sink with drainer, eye level wall cupboards, integrated fridge/freezer and dishwasher, eye level wall cupboards, tiled splashbacks, power points.

Dining/Family Area with French doors opening onto patio, radiator, power points, T.V point.

First Floor

Landing

with doors off to :

Lounge

12' 10" x 11' 10" (3.91m x 3.61m) (max) with window to front overlooking open space, radiator, power points, T.V point.

Master Bedroom

12' 10" x 9' 11" (3.91m x 3.02m) 12' 10" x 9' 11" (3.91m x 3.02m) with window to rear

overlooking garden and having views towards woodland, power points, radiator. Door to:

En Suite

5' 1" x 7' 0" (1.55m x 2.13m) with large Shower Cubicle, low flush w.c., pedestal wash basin, ladder style radiator, extractor fan, tiled splashbacks.

Second Floor

Landing

with doors off to :

Bedroom Two

12' 10" x 11' 6" (3.91m x 3.51m) with Skylight, radiator, power points, T.V point.

Family Bathroom

6' 5" x 5' 9" (1.96m x 1.75m) with panelled bath with shower over and glass shower screen, low flush w.c., pedestal wash basin, radiator, tiled splashbacks, extractor fan.

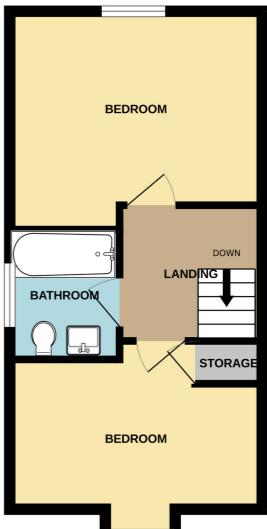
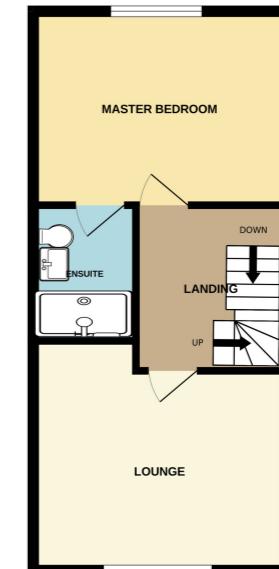
Bedroom Three

12' 10" x 8' 9" (3.91m x 2.67m) with dormer window to front, radiator, power points, cupboard

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.

2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.
Made with Metropix ©2020

Outside

Approach

The property is approached from Keats Meadow over a tarmac driveway with parking for numerous cars, adjacent lawned foregarden with paved path leading to the front door.

Garage

8' 0" x 16' 0" (2.44m x 4.88m) with up and over door.

Rear Garden

The rear garden can be accessed via a wooden side gate and comprises a covered patio with adjacent lawned area. The garden is bound on all sides and offers security for both pets and children.



At a glance...

- Study
8'11 x 6'1 (2.72 x 1.85)
- Kitchen/Family/Dining Room
19'11 x 12'10 (6.07 x 3.91)
- Lounge
12'10 x 11'10 (3.91 x 3.02)
- Master Bedroom
12'10 x 9'11 (3.91 x 3.02)
- Bedroom Two
12'10 x 11'6 (3.91 x 3.51)
- Bedroom Three
12'10 x 8'9 (3.91 x 2.67)

And there's more...

- Immaculately presented.
- Three Storey Town House.
- Three/Four Bedrooms.
- Enclosed Garden.
- Garage and Ample Off Road Parking.