



**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

**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

The Old Surgery, Walwyn Road  
Colwall Malvern WR13 6QT

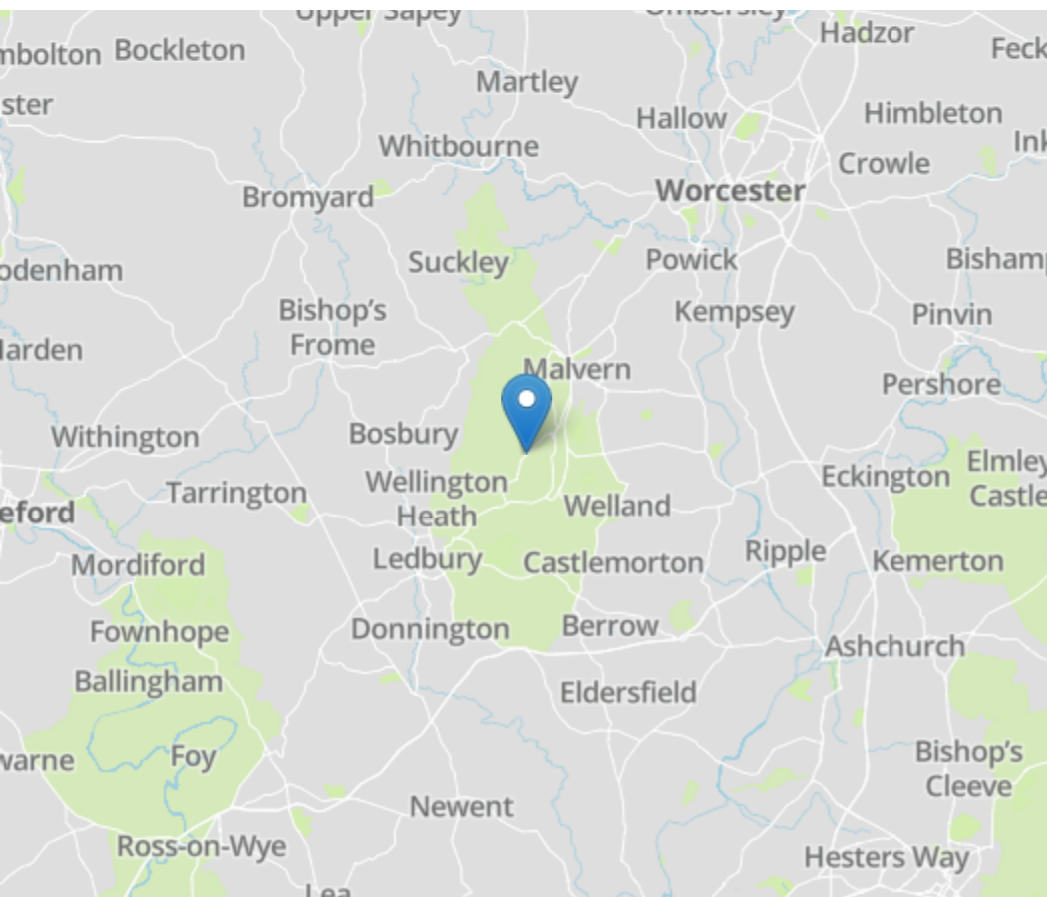
**£315,000**



**DIRECTIONS**

From Ledbury proceed on the A449 Malvern Road for approximately 3 miles turn left onto the B4218 road signposted Colwall follow this road into the village where the property can be found just past the turning for Brookside Close on the right hand side.

WHAT THREE WORDS///aged.swinging.denim



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         | 85        |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> | 66      |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| 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.



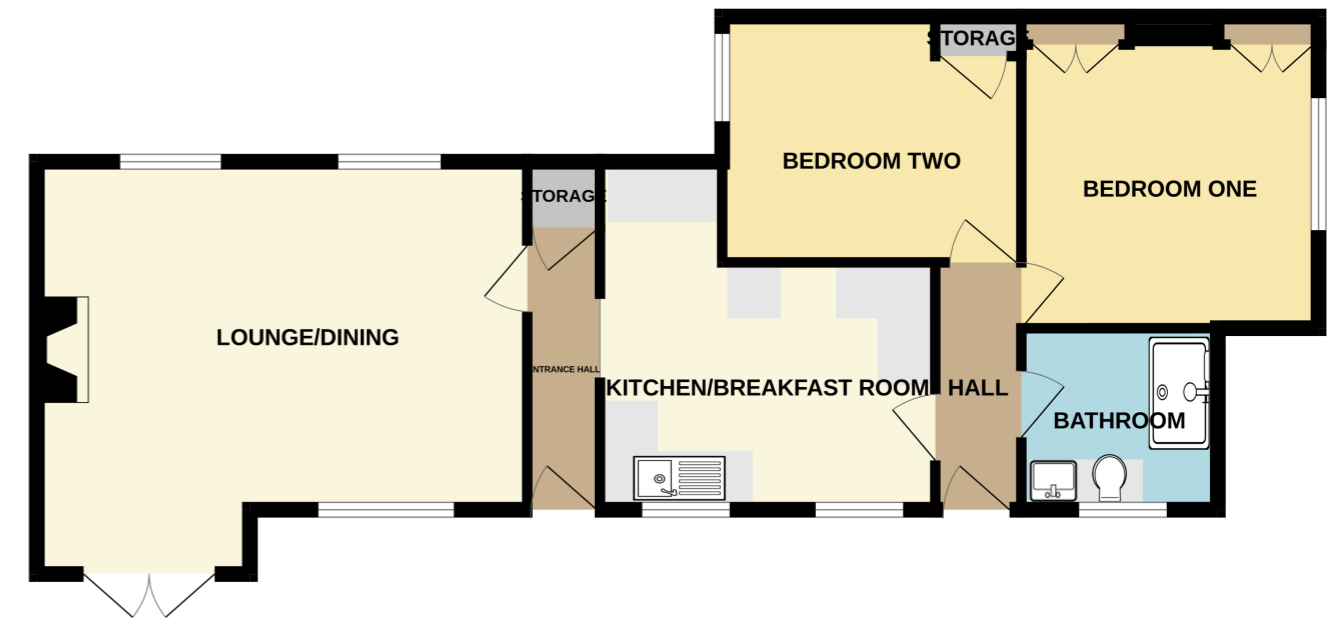
- Set in a sought after village location.
- A charming semi-detached bungalow.
- Spacious Living Accommodation.
- Two Double Bedrooms.
- Private Garden.
- Ample Off Road Parking.
- No Onward Chain.

**Hereford 01432 343477**

**Ledbury 01531 631177**



GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



## The Old Surgery

### Situation and Description

The property is situated within the popular village of Colwall which offers a wide range of local amenities and regular bus service and mainline railway station. The Old Surgery is a charming semi-detached bungalow offering large living accommodation, two double bedrooms, private garden and ample off road parking.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

with radiator, tiled flooring, door to Storage Cupboard. Doors to:

#### Lounge/Dining Room

18' 5" x 15' 6" max (5.61m x

4.72m max) with window and double doors opening to the front, two windows to rear, feature fireplace with wood burning stove, two radiators, power points, T.V point, ceiling spot lights.

#### Kitchen/Breakfast Room

12' 9" x 13' 1" (3.89m x 3.99m) with two windows to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, eye level wall cupboards, space for gas cooker with extractor hood over, space for washing machine, tumble dryer and fridge/freezer, tiled splashbacks, wall mounted Worcester central heating boiler, radiator, power points.

#### Hall

with power points, doors to:

#### Bathroom

with window to front, large shower cubicle, vanity unit with inset wash basin with cupboards under, low flush w.c., tiled splashbacks, ladder style radiator, ceiling spot lights, extractor fan. Hatch to loft space with storage area and pull down ladder.

#### Bedroom One

11' 2" x 11' 9" (3.40m x 3.58m) with window to side, radiator, power points, double doors to fitted wardrobes.

#### Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m) with window to side, radiator, power points, door to Airing Cupboard.

### Outside

### Approach

The property is approached from Walwyn Road via a tarmac driveway through double wrought iron gates leading to a good size parking area.

### Garden

To the front of the property is a lawn, vegetable bed, and well stocked shrub and floral bed. Garden Shed. To the side of the property is further area of lawn. The garden is enclosed by mature hedging and wall and offers considerable privacy.

### 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/Dining Room  
18'5 x 15'6 max (5.61m x 4.72m max)
- Kitchen/Breakfast Room  
12'9 x 13'1 (3.89m x 3.99m)
- Bedroom One  
11'2 x 11'9 (3.40m x 3.58m)
- Bedroom Two  
11'5 x 9'11 (3.48m x 3.02m)

### And there's more...

- Set in a sought after village location.
- A Semi-Detached Bungalow.
- Two Double Bedrooms.
- Garden.
- Ample Off Road Parking.