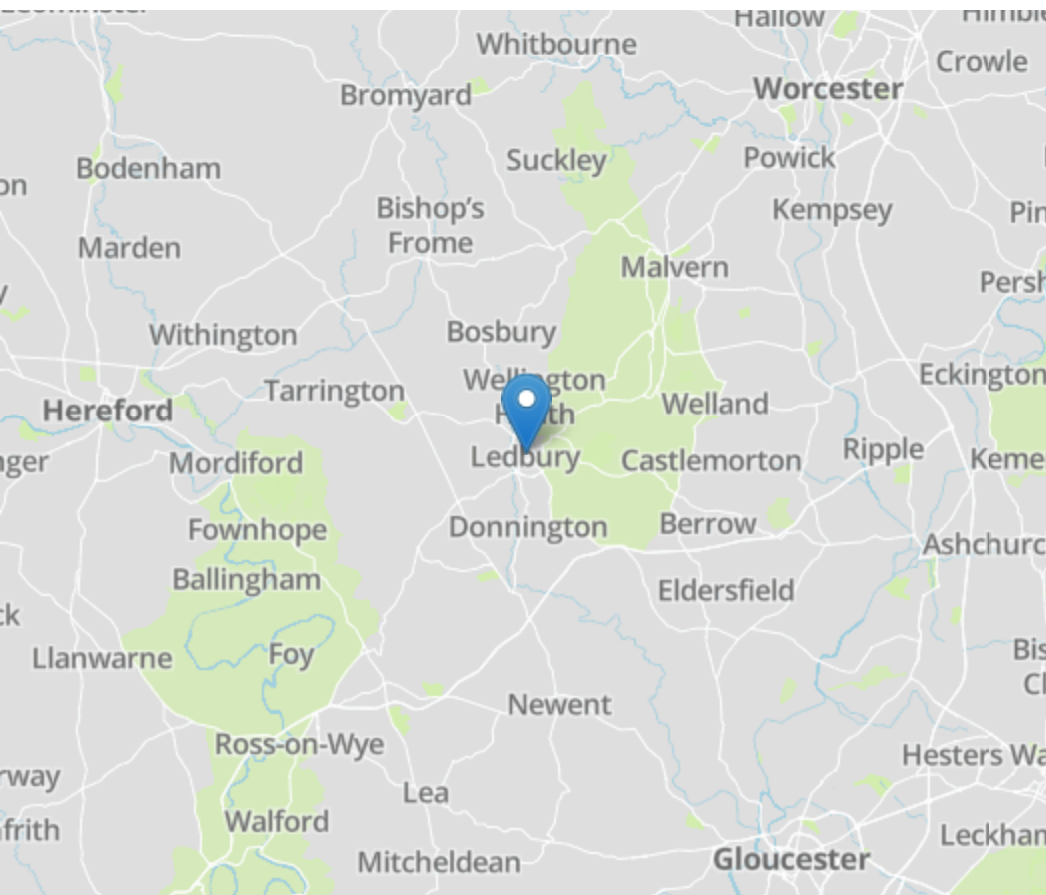




DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street, turn left into Queens Court.



GENERAL INFORMATION

Tenure

Freehold.

Services

Mains electricity, water and drainage.

Outgoings

Council Tax: Band B

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

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		
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.

47 Queens Court
Ledbury HR8 2AL
£182,000



- Set within easy walking distance of Ledbury town centre.
- Immaculately Presented Bungalow.
- Two Bedrooms.
- Easily Maintained Courtyard Garden.
- Residents Permit Parking.

Hereford 01432 343477

Ledbury 01531 631177



47 Queens Court

Situation and Description

Queens Court is situated in an established residential location within easy walking distance of Ledbury town centre. Number 47 offers immaculately presented accommodation throughout to include two bedrooms, open plan lounge/dining/kitchen, bathroom, private easily maintained garden, residents permit parking available.

In more detail the accommodation comprises:

Inside

Entrance Hall

with power points, telephone points, hatch to roof space. Doors to:

Bedroom One

8' 1" x 14' 11" (2.46m x 4.55m) with window to rear overlooking the garden, power points, range of fitted wardrobes.

Bathroom

with window to front, panelled bath with Triton shower over, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan.

'L Shaped' Lounge/Dining Room

17' 6" max x 14' 4" max (5.33m max x 4.37m max) with window and sliding door opening onto the garden, wall mounted electric heaters, power points, telephone point. Opening to:

Kitchen

7' 0" x 6' 9" (2.13m x 2.06m) with window to front, range of laminate worktops with cupboards and

drawers under, inset sink with drainer, space for washing machine, fridge/freezer and electric cooker, eye level wall cupboards, tiled splashbacks, power points.

Bedroom Two

11' 5" x 7' 4" (3.48m x 2.24m) with window to side overlooking the garden, power points.

Outside

Approach

The property is approached from Queens Court via a shared paved courtyard area. The residents of Queens Court are able to apply for parking permits.

Garden

The rear garden can be accessed via a doorway at the rear of the property and has been laid for

easy maintenance with paving. The garden is bound on all sides via walling and offers considerable privacy.

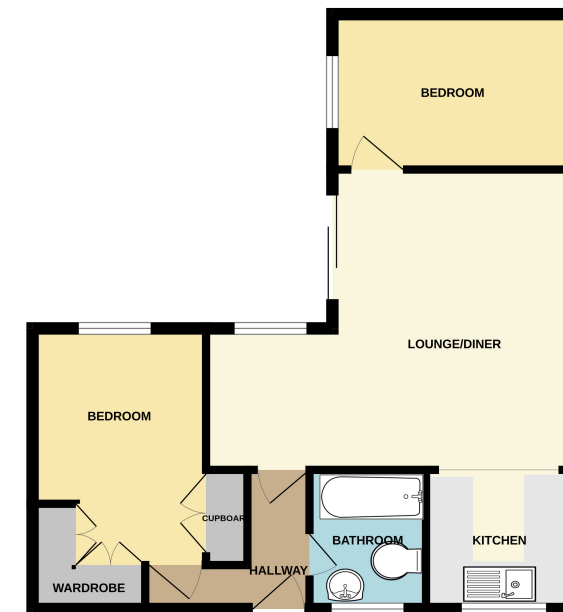
N.B

A residents parking permit can be obtained from Herefordshire Council for approximately £30 per year.

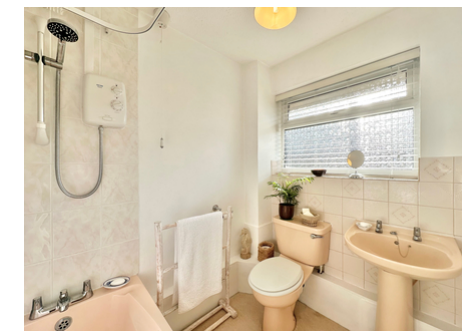
Like the property?

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.

GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.
Made with Memphis 02026



At a glance...

- ✔ **Bedroom One**
8'1 x 14'11 (2.46m x 4.55m)
- ✔ **L Shaped Lounge/Dining Room**
17'6 max x 14'4 max (5.33m max x 4.37m max)
- ✔ **Bedroom Two**
11'5 x 7'4 (3.48m x 2.24m)

And there's more...

- ✔ Set in an established residential location.
- ✔ Immaculately Presented.
- ✔ End-Terraced Bunaglow.
- ✔ Two Bedrooms.
- ✔ Private Courtyard Garden.