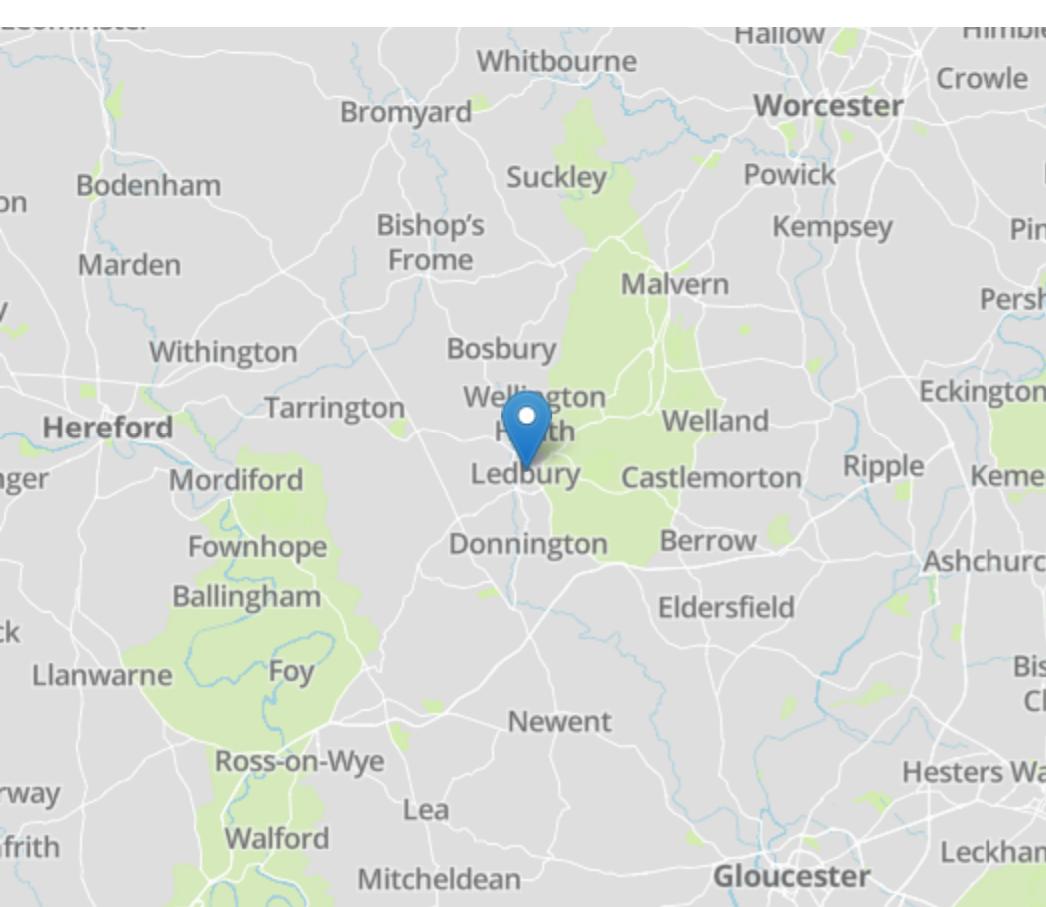




DIRECTIONS

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

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

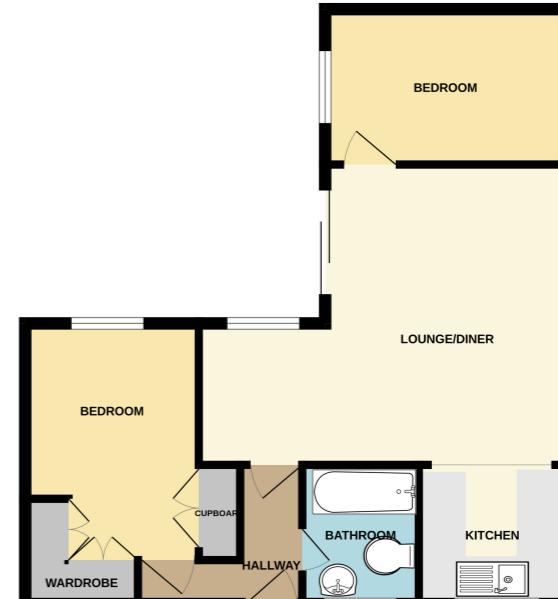
easy maintenance with paving. The garden is bound on all sides via walling and offers considerable privacy.

N.B

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



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



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 Bungalow.
- Two Bedrooms.
- Private Courtyard Garden.