



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band F

**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**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

20 Browning Road  
Ledbury HR8 2FT

**£465,000**



**DIRECTIONS**

From our office proceed on The Homend, continue onto the Hereford Road, at the roundabout take the second exit onto Leodon Way, at the next roundabout take the first exit into New Mills Way, take the first right, follow this road along and the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	81

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 popular residential location. • Immaculately Presented Detached House. • Two Reception Rooms. • Conservatory.
- Kitchen/Breakfast Room. • Cloakroom. • Four Bedrooms. • Two Bathrooms. • Enclosed Garden. • Garage and Off Road Parking.

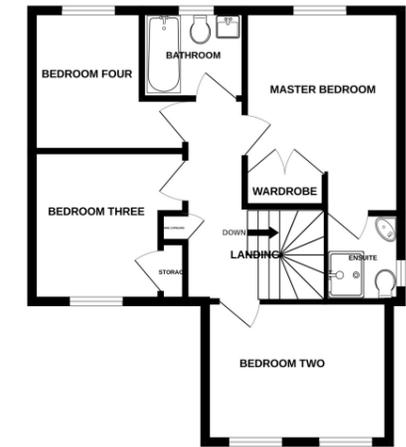
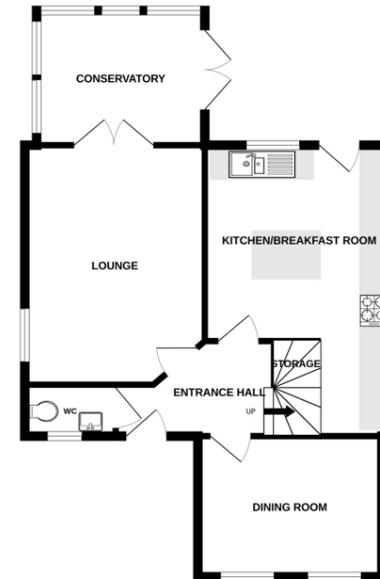
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.  
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## 20 Browning Road

### Situation and Description

20 Browning Road is situated in a popular residential location with easy access to the primary school, railway station and town centre. The property offers immaculately presented accommodation throughout to include lounge, conservatory, dining room, kitchen/breakfast room, four bedrooms, two bathrooms, enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with power points, ceramic tiled floor, door to Understairs Storage Cupboard. Doors to:

#### Cloakroom

with window to front, low flush w.c., wash basin with cupboards under, tiled splashbacks, ceramic tiled floor, radiator.

#### Dining Room

11' 2" x 8' 8" (3.40m x 2.64m) with two windows to front, radiator, power points, Oak flooring.

#### Lounge

14' 11" x 11' 2" (4.55m x 3.40m) with window to side, feature wall mounted electric Living Flame

fire, radiator, power points, T.V point, Oak flooring. Double doors to:

#### Conservatory

10' 7" x 8' 5" (3.23m x 2.57m) with double doors to side opening onto the garden, wood effect flooring, power points.

#### Kitchen/Breakfast Room

11' 9" x 11' 8" (3.58m x 3.56m) with window and door to rear, range of quartz worktops and breakfast bar, with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in ceramic electric hob with extractor hood over, eye level electric oven, eye level wall cupboards, integrated washing machine and fridge/freezer, ceiling spot lights, radiator, power points, ceramic tiled floor, T.V point.

### First Floor

#### Landing

with door to Airing Cupboard housing the Worcester central heating boiler. Doors to:

#### Master Bedroom

12' 1" x 10' 0" (3.68m x 3.05m) with window to rear, radiator, power points, double doors to built-in wardrobe, door to:

#### En-Suite

with window to side, shower cubicle, low flush

w.c., wash hand basin, fully tiled walls, tiled flooring, ladder style radiator.

#### Bedroom Two

11' 1" x 9' 0" (3.38m x 2.74m) with two windows to front, radiator, power points.

#### Bedroom Three

9' 9" x 7' 9" (2.97m x 2.36m) with window to front, radiator, power points, door to built-in wardrobe.

#### Bedroom Four

8' 9" x 6' 7" (2.67m x 2.01m) with window to rear, radiator, power points, hatch to roof space.

#### Bathroom

with window to rear, panelled bath with shower over, low flush w.c., vanity unit with inset wash basin and cupboards under, fully tiled walls, tiled flooring, ladder style radiator, extractor fan.

### Outside

#### Approach

The property is approached from Browning Road via a path with slated foregarden.

#### Garage

located at the rear of the property with a tarmac driveway with parking for several cars, up and over door, power and light connected.

### Garden

The garden can be accessed via two side gates one of which is located off the driveway and comprises a shaped lawn with paved pathway leading to a patio seating area with pergola over, well stocked shrub and floral borders. The garden is enclosed on sides by wall and fencing and offers security for both pets and children.



### At a glance...

- Dining Room  
11'2 x 8'8 (3.40m x 2.64m)
- Lounge  
14'11 x 11'2 (4.55m x 3.40m)
- Conservatory  
10'7 x 8'5 (3.23m x 2.57m)
- Kitchen/Breakfast Room  
11'9 x 11'8 (3.58m x 3.56m)
- Master Bedroom  
12'1 x 10' (3.68m x 3.05m)
- Bedroom Two  
11'1 x 9' (3.38m x 2.74m)
- Bedroom Three  
9'9 x 7'9 (2.97m x 2.36m)
- Bedroom Four  
8'9 x 6'7 (2.67m x 2.01m)

### And there's more...

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

### 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.