

Bombu Cottage, 2 The Courtyard Worcester
Road
Ledbury HR8 1PL
£167,500



- Set within east walking distance of Ledbury town centre.
- Charming Cottage
- Large Double Bedroom.
- Allocated Off Road Parking.

Bombu Cottage

Situation and Description

Bombu Cottage is situated in a quiet courtyard location within easy walking distance of Ledbury town centre. The cottage offers well presented accommodation to include lounge/dining room, kitchen, large double bedroom, shower room and allocated off road parking space.

In more detail the accommodation comprises:

Ground Floor

Hall

window to front, radiator, doors to:

Cloakroom

with low flush w.c, basin, radiator

Lounge

11' 9" x 16' 0" (3.58m x 4.88m) with window to front, radiator, power points, T.V point, storage cupboard, doors to:

Kitchen

5'3" x 11'9" (1.61m x 3.62m) with two sky lights, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in electric

hob with oven under and extractor hood over, eye level wall cupboards, space for washing machine, dishwasher and fridge, tiled splash backs, ceiling spot lights, power points.

First Floor

Bedroom

12'1" x 12'3" (3.58m x 3.74m) with window to front, radiator, power points, two storage cupboards, loft hatch. Door to:

Shower Room

with window to rear, shower cubicle, low flush w.c, pedestal wash basin, radiator, ceiling spot lights.

Outside

Approach

The property is approached from the Worcester Road via a gravelled driveway, which leads to a large gravelled parking area where Rubi Roy has its own allocated parking space.

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected

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.

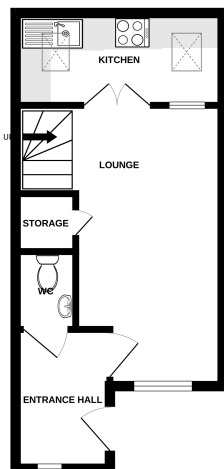
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

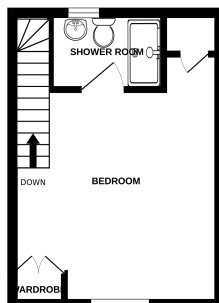
FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	78	
(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

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