

Linton Parkway
Parkway Ledbury HR8 2JG
£299,950



- A Detached House. • Spacious Living Accommodation. • Two Double Bedrooms. • Large Gardens. • Double Garage and Off Road Parking. • Scope for updating and extension (STPP). • No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177

GENERAL INFORMATION

Tenure
Freehold.

Services
Mains electricity and water, private drainage.

Outgoings
Council Tax: Band D

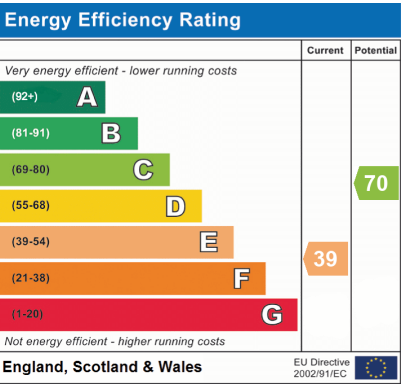
Viewing
By appointment through the Agents:
Hereford Office
8 King Street
Hereford, HR4 9BW
T: 01432 343477
E: hereford@shandw.co.uk

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

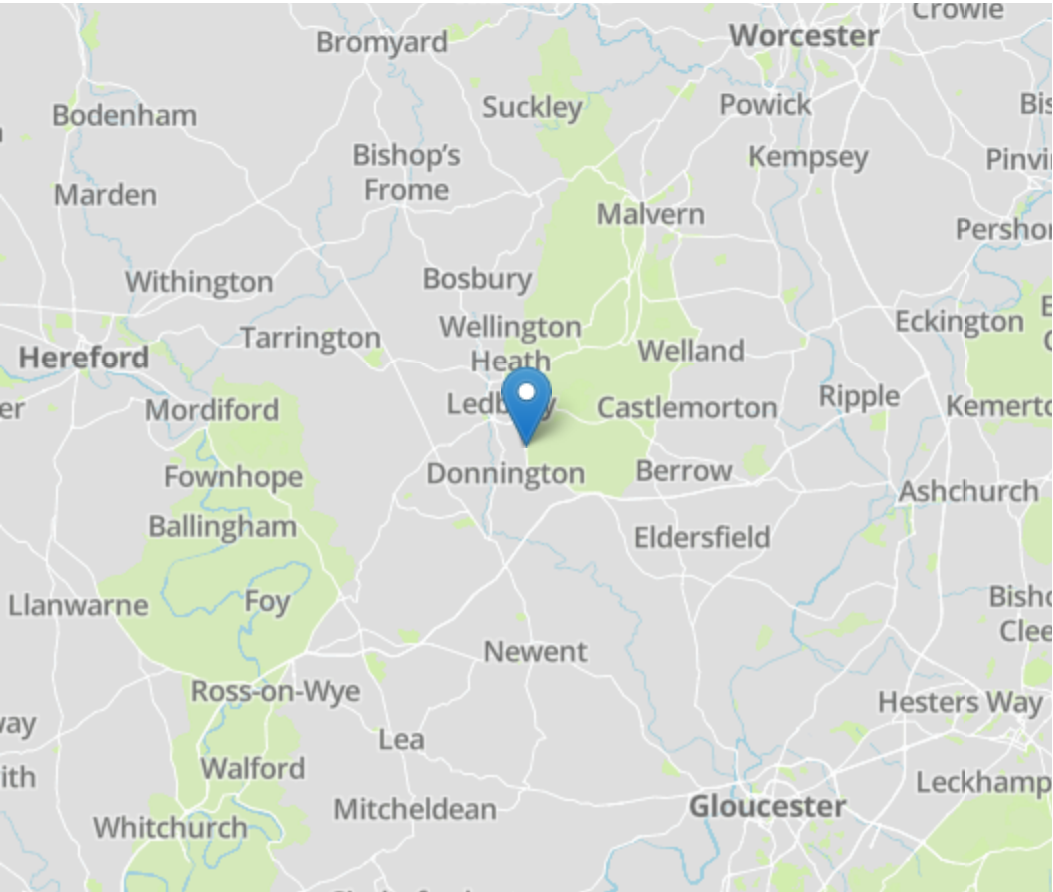


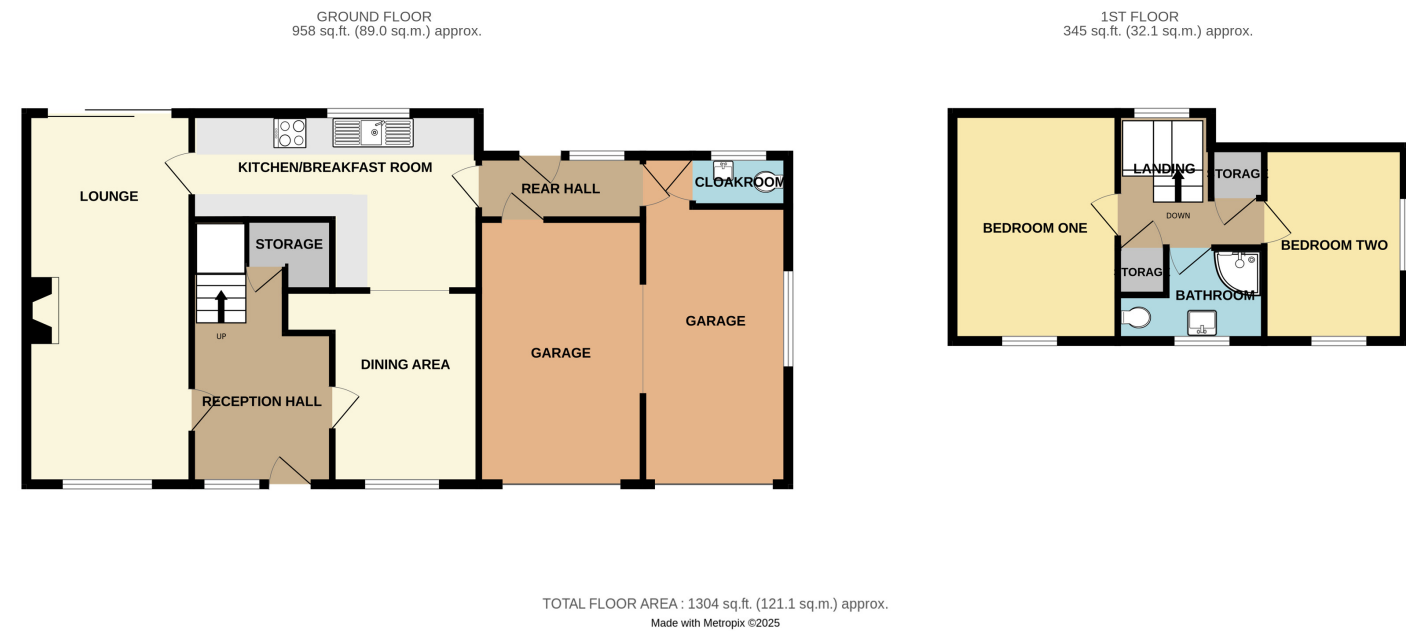
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



DIRECTIONS

From Ledbury proceed on the A417 Gloucester Road, upon reaching the hamlet of Parkway the property can be found on the right hand side as indicated by the For Sale board.
WhatThreeWords ///meaty.zips.branching





Linton

Situation and Description

Linton is located within the hamlet of Parkway which is approximately 1 mile from Ledbury town. The property offers spacious living accommodation to include, lounge, dining room, kitchen/breakfast room, two double bedrooms, bathroom, large gardens, double garage and off road parking.

In more detail the accommodation comprises.

Ground Floor

Reception Hall

with power points, wall mounted night storage heater, door to Understairs Storage Cupboard. Doors to:

Lounge

9' 11" x 22' 5" (3.02m x 6.83m) with window to front and sliding patio door to rear opening onto the garden, feature brick fireplace with Living Flame electric fire (there is an open fireplace behind), power points, T.V point, door to Kitchen/Breakfast Room.

Dining Room

8' 10" x 11' 7" (2.69m x 3.53m) with window to front, power points, door to Storage Cupboard. Opening to:

Kitchen/Breakfast Room

9' 9" max x 17' 3" (2.97m max x 5.26m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with double drainer, built-in four ring electric hob with stainless steel extractor hood over, eye level double oven, space for fridge/freezer, eye level wall cupboards, breakfast bar, tiled splashbacks, power points, wall mounted night storage heater. Door to:

Rear Hall

with door and window to rear opening onto the garden, tiled flooring, power points. Two doors to Double Garage.

First Floor

Landing

with window to rear, power points, hatch to roof space, door to Airing Cupboard and large Storage Cupboard. Doors to:

Bedroom One

9' 10" x 13' 9" (3.00m x 4.19m) with window to front, power points.

Bedroom Two

8' 11" x 11' 8" (2.72m x 3.56m) with window to front and side with views over the garden, power points.

Bathroom

with window to front, corner shower cubicle, low flush w.c., vanity unit with wash basin and cupboard under, tiled splashbacks.

Outside

Approach

The property is approached from the A417 via a gravelled driveway adjacent lawned foregarden with established shrubbery.

Double Garage

Overall 18' 5" x 17' 2"max (overall 5.61m x 5.23m max) with two up and over doors, power and light connected, range of worktops with space for washing machine and tumble dryer, stainless steel sink with drainer, door to Rear Hall and door to:

Cloakroom

with window to rear, low flush w.c., wash basin, tiled splashbacks.

Garden

The rear garden can be accessed via a wrought iron gate and comprises a large patio seating area with steps leading to a large raised lawn having established inset shrub and floral beds. The garden is bound on all sides by mature hedging.

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
9'11 x 22'5 (3.02m x 6.83m)
- ✔ Dining Room
8'10 x 11'7 (2.69m x 3.53m)
- ✔ Kitchen/Breakfast Room
9'9 max x 17'3 (2.97m max x 5.26m)
- ✔ Bedroom One
9'10 x 13'9 (3m x 4.19m)
- ✔ Bedroom Two
8'11 x 11'8 (2.72m x 3.56m)
- ✔ Garage
Overall 18'5 x 17'2 (5.61m x 5.23m)

And there's more...

- ✔ Detached House.
- ✔ Spacious Accommodation.
- ✔ Two Double Bedrooms.
- ✔ Large Garden.
- ✔ Double Garage.
- ✔ Off Road Parking.