



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains service are connected.

Outgoings

Council Tax; Band C

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

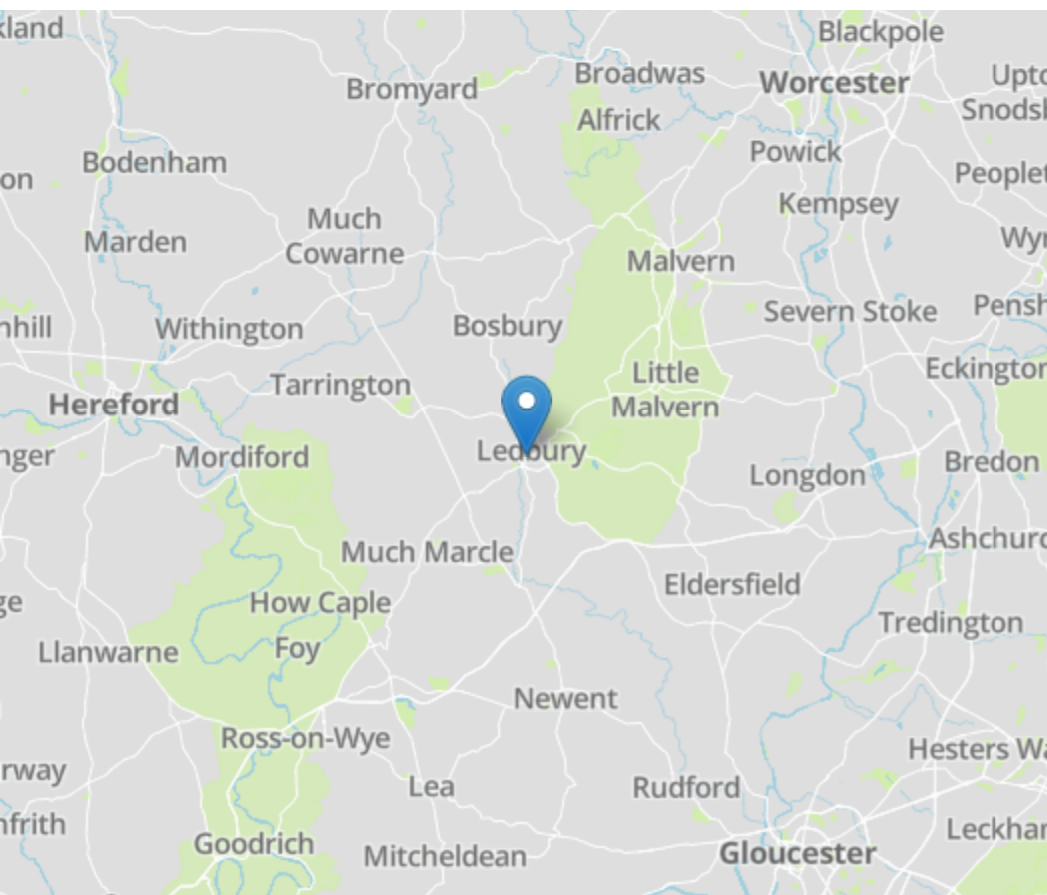
55 Churchill Meadow
Ledbury HR8 2DQ

£329,950



DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, turn left into Little Marcle Road, take the second left into Churchill Meadow, follow this road along and take the second right and number 55 can be found at the end of the cul-de-sac as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

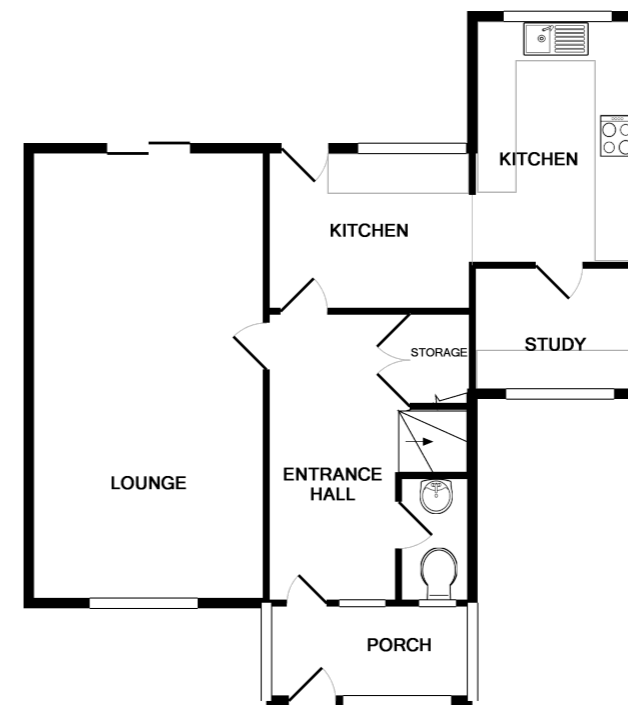
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



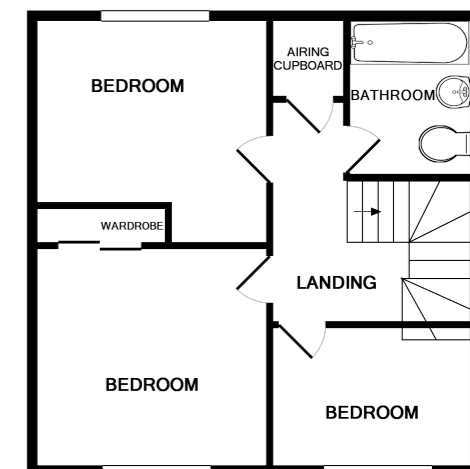
- Set in a cul-de-sac location.
- A well maintained link-detached house.
- Two Reception Rooms.
- Three Bedrooms.
- Enclosed Garden.
- Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.4 SQ.M.)
Made with Metropix ©2017

55 Churchill Meadow

Situation and Description

55 Churchill Meadow is situated in an established residential location within easy walking distance of Ledbury town centre. Number 55 is located in a quiet cul-de-sac location with no passing traffic. The property offers well maintained accommodation throughout to include two reception rooms, good size kitchen/dining room, three bedrooms, easily maintained garden and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Porch

with tiled flooring, door to:

Reception Hall

with window to front, radiator, power points, doors to Understairs Storage Cupboard, stairs to first floor. Doors to:

Cloakroom

with window to front, low flush w.c., wash hand basin, tiled splashbacks, radiator.

Lounge

11' 2" x 21' 5" (3.40m x 6.53m) with large window to front and sliding patio doors to rear opening onto the garden, Adam style fireplace with inset electric fire and wooden surround, two radiators, power points, T.V point.

Dining Area

9' 8" x 7' 8" (2.95m x 2.34m) with window and door to rear, laminate worktops, integrated washing machine and tumble dryer, pantry cupboard with wall mounted central heating boiler, tiled flooring, power points. Opening to:

Kitchen Area

7' 9" x 11' 5" (2.36m x 3.48m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, insert stainless steel sink with drainer, built-in electric hob with extractor hood over, eye level double oven, integrated fridge/freezer, eye level wall cupboards, tiled splashbacks, power points. Door to:

Study

7' 9" x 6' 0" (2.36m x 1.83m) with window to front, radiator, power points.

First Floor

Landing

with hatch to roof space, power points, door to Airing Cupboard. Doors to:

Bedroom One

11' 3" x 10' 4" (3.43m x 3.15m) with window to front, radiator, power points, doors to built-in wardrobe.

Bedroom Two

11' 3" x 10' 7" max (3.43m x 3.23m max) with window to rear, radiator, power points.

Bedroom three

9' 10" x 6' 11" (3.00m x 2.11m) with window to front, radiator, power points.

Bathroom

with window to side, panelled bath with shower over, vanity unit with inset wash basin with cupboards under, low flush w.c., tiled splashbacks, ladder style radiator, ceiling spot lights, extractor fan.

Outside

Approach

The property is approached from Churchill

Meadow via a block paved driveway providing ample off road parking.

Garden

The rear garden can be accessed via a wrought iron side gate and comprises a patio with large garden shed, adjacent gravelled area with inset shrubbery, leading to a second patio. The garden is enclosed on all sides and also benefits from a rear wooden gate leading to the town trail.



At a glance...

- Lounge
11;2 x 21'5 (3.40m x 6.53m)
- Dining Area
9'10 x 7'8 (3m x 2.34m)
- Kitchen Area
7'9 x 11'5 (2.36m x 3.48m)
- Study
7'9 x 6' (2.36m x 1.83m)
- Bedroom One
11'3 x 10'4 (3.43m x 3.15m)
- Bedroom Two
11'3 x 10'7 max (3.43m x 3.23m max)
- Bedroom Three
6'11 x 9'10 (2.11m x 3m)

And there's more...

- Set in a cul-de-sac location.
- A well maintained link-detached house.
- Two Reception Rooms.
- Three Bedrooms.
- Easily Maintained Garden.
- Ample Off Road Parking.
- No Onward Chain.

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.