

6 Elgar Close  
Ledbury HR8 2DF

**£215,000**



- Set in a cul-de-sac location.
- Updated Throughout.
- Two Bedrooms.
- Enclosed Garden.
- Two Allocated Parking Spaces.
- No Onward Chain.

# 6 Elgar Close

## Situation and Description

6 Elgar Close is situated in a cul-de-sac location within walking distance of the town centre. The property has been updated throughout to include new bathroom, heating, flooring and decor throughout, along with two bedrooms, enclosed garden and two allocated parking spaces.

In more detail the accommodation comprises:

## Ground Floor

### Entrance Hall

with doors to:

### Cloakroom

with window to front, low flush w.c., wash basin, mirrored splashbacks.

### Lounge

13' 0" x 15' 8" (3.96m x 4.78m) with window to front, wall mounted electric heaters, power points, T.V point, door to:

### Kitchen/Dining Room

13' 0" x 8' 0" (3.96m x 2.44m) with window to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in four ring hob with oven under and extractor hood over, eye level wall cupboards, space for washing machine and fridge/freezer, tiled splashbacks, ceiling spot lights, sliding patio door to:

### Sun Room

8' 0" x 5' 0" (2.44m x 1.52m) with door to rear opening onto the garden.

## First Floor

### Landing

with hatch to roof space. Doors to:

### Bedroom

9' 10" x 11' 4" (3.00m x 3.45m) with window to front, power points, door to walk-in wardrobe, door to Airing Cupboard housing the hot water cylinder.

### Bedroom

6' 10" x 12' 8" (2.08m x 3.86m) with window to rear, power points, door to wardrobe.

### Bathroom

with Velux window, panelled bath with shower over, wash basin, low flush w.c., ceiling spot lights, extractor fan, tiled splashbacks.

## Outside

### Approach

The property is approached from Elgar Close via a path with gravelled foregarden. The property also benefits from two allocated parking spaces.

### Garden

The rear garden can be accessed via a wooden gate and has been laid for easy maintenance with patio and useful garden shed. The garden is enclosed on all sides and offers security for both pets and children.

## 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](http://www.stookehillandwalshe.co.uk)

### Offers

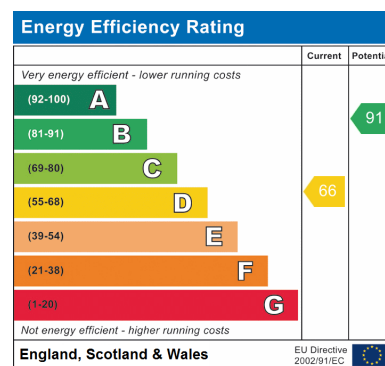
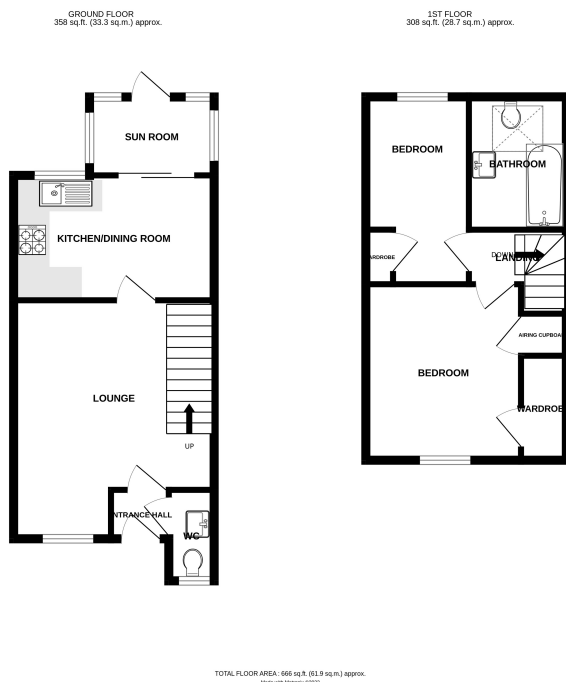
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

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



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