

229 The Homend  
Ledbury HR8 1BS

**£195,000**



- Grade 2 Listed Town House • Two Bedrooms • Garden to Rear • Character Features Throughout.
- Close to all amenities • No onward Chain



229 The Homend

Situation and Description

The property is situated in a very convenient location for Ledbury Town Centre and all local amenities. It enjoys the benefit of Gas Central Heating and a garden to the rear.

Ground Floor

Entrance Hall

With coat hooks and meter cupboard, door to

Sitting Room

9' 2" x 12' 2" (2.79m x 3.71m) With window to front, fireplace with wooden shelf over and hearth, power points, tv point, features beams., radiator, Door to

Kitchen/Dining Room

10' 10" x 12' 1" (3.30m x 3.68m) With window and glazed door to rear opening onto garden. Range of laminate worktops with cupboards and drawers under, space for fridge, freezer and washing machine, eye level cooker set into chimney breast, four ring gas hob, stainless steel sink unit, eye level wall cupboards, understairs storage cupboard, radiator.

First Floor

Landing

With roof light and hatch

Bedroom One

9' 0" x 12' 1" (2.74m x 3.68m) with window to rear overlooking the garden, power points, radiator, door to airing cupboard housing gas combi boiler.

Bedroom Two

8' 11" x 11' 2" (2.72m x 3.40m) With window to front, power points, radiator.

Shower Room

With low flush w.c., wash basin, shower cubicle, tiled splashbacks, ladder style radiator.

Outside

Approach

The property is approached from the pavement.

Garden

The rear garden comprises a rear patio area with outside water tap and rockery, and steps lead up to a further gravelled area of garden with shrub and floral borders. A picket fence gives access to a further area of garden suitable for vegetable growing etc.,

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.

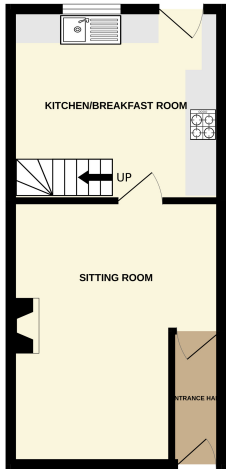
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

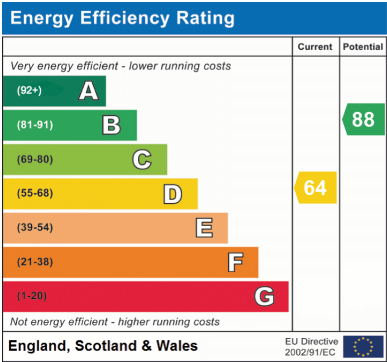
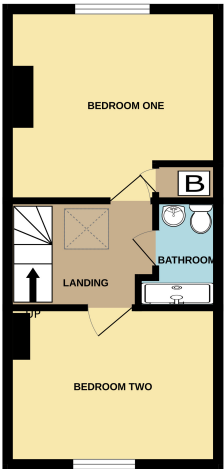
FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



1ST FLOOR



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.