



## DIRECTIONS

From our office continue onto the High Street, at the traffic lights turn right into New Street, where the property can be found on the right hand side opposite The Co Op supermarket.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains service 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](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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	65	81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

43 New Street  
Ledbury HR8 2EA  
£350,000



- Set within easy walking distance of Ledbury town centre.
- A charming three storey town house.
- Two Reception Rooms.
- Large Kitchen/Breakfast Room.
- Three Bedrooms.
- Two Bathrooms.
- Courtyard Garden.
- Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177





## 43 New Street

### Situation and Description

Set within easy walking distance of Ledbury town centre, a charming three storey town house offering two reception rooms, large kitchen/breakfast room, three bedrooms, two bathrooms, courtyard garden and off road parking.

In more detail the accommodation comprises:

#### Entrance Hall

with radiator, power points, wooden flooring, stairs to first floor. Door to;

#### Sitting Room

10' 0" x 13' 1" (3.05m x 3.99m) with window to front, feature fireplace with field hearth and wooden mantle, radiator, power points, T.V point, Archway to:

#### Dining Room

10' 11" x 11' 4" (3.33m x 3.45m) with radiator, power points, door to Understairs Storage Cupboard, wooden flooring, door to Entrance Hall. Door to:

#### Kitchen/Breakfast Room

11' 7" x 14' 10" (3.53m x 4.52m) with double doors to rear opening onto the garden, range of worktops with cupboards and drawers under, inset 1 1/2 stainless steel sink with drainer, four ring gas hob with double oven under and stainless steel extractor hood over, eye level wall cupboards, space for washing machine, dishwasher and fridge/freezer, ceiling spot lights, radiator, power points.

#### First Floor

##### Landing

with window. to rear, radiator, power points, doors to:

##### Master Bedroom

14' 0" x 13' 2" (4.27m x 4.01m) with window to front, radiator, power points, T.V point. Door to:

##### En-Suite

with shower cubicle, vanity unit with wash basin, low flush w.c, fully tiled walls, ladder style radiator, extractor fan, ceiling lights.

#### Bathroom

with window to rear, panelled bath with rainfall shower head over, vanity unit with inset wash basin with cupboards under, low flush w.c., ladder style radiator, part tiled walls, extractor fan, ceiling light.

#### Second Floor

##### Landing

with window to rear, radiator, power points. Doors to:

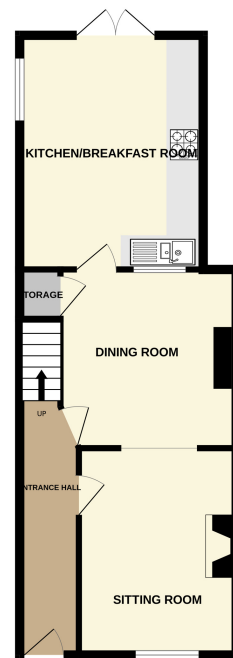
##### Bedroom Two

12' 9" x 13' 6" (3.89m x 4.11m) with window to front, feature cast iron fireplace, radiator, power points, double doors to Storage Cupboard.

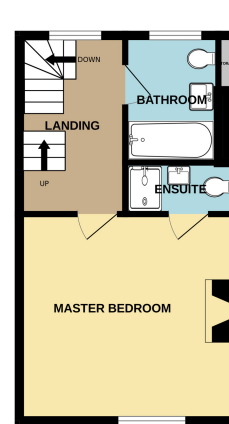
##### Bedroom Three

8' 4" x 11' 6" (2.54m x 3.51m) with window to rear, feature fireplace, radiator, power points, pedestal wash basin.

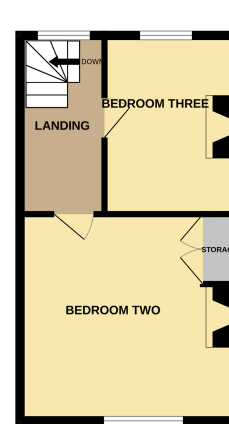
GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.  
Made with Metropix ©2025

## Outside

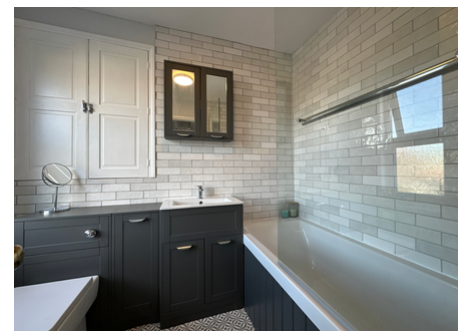
### Approach

The property is approached from New Street.

To the rear of the property is an off road parking space accessed from New Street.

### Garden

The garden can be accessed from the parking space at the rear via double gates. The garden is low maintenance comprising paving with steps leading to a further seating area. The garden is enclosed on all sides.



### 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...

- ✓ Sitting Room  
10' x 13'1 (3.05m x 3.99m)
- ✓ Dining Room  
10'11 x 11'4 (3.33m x 3.45m)
- ✓ Kitchen/Breakfast Room  
11'7 x 14'10 (3.53m x 4.52m)
- ✓ Master Bedroom  
14' x 13'2 (3.21m x 4.01m)
- ✓ Bedroom Two  
12'9 x 13'6 (3.89m x 4.11m)
- ✓ Bedroom Three  
8'4 x 11'6 (2.54m x 3.51m)

### And there's more...

- ✓ A charming three storey town house.
- ✓ Two Reception Rooms.
- ✓ Three Bedrooms.
- ✓ Two Bathrooms.
- ✓ Courtyard Garden.
- ✓ Off Road Parking Space.