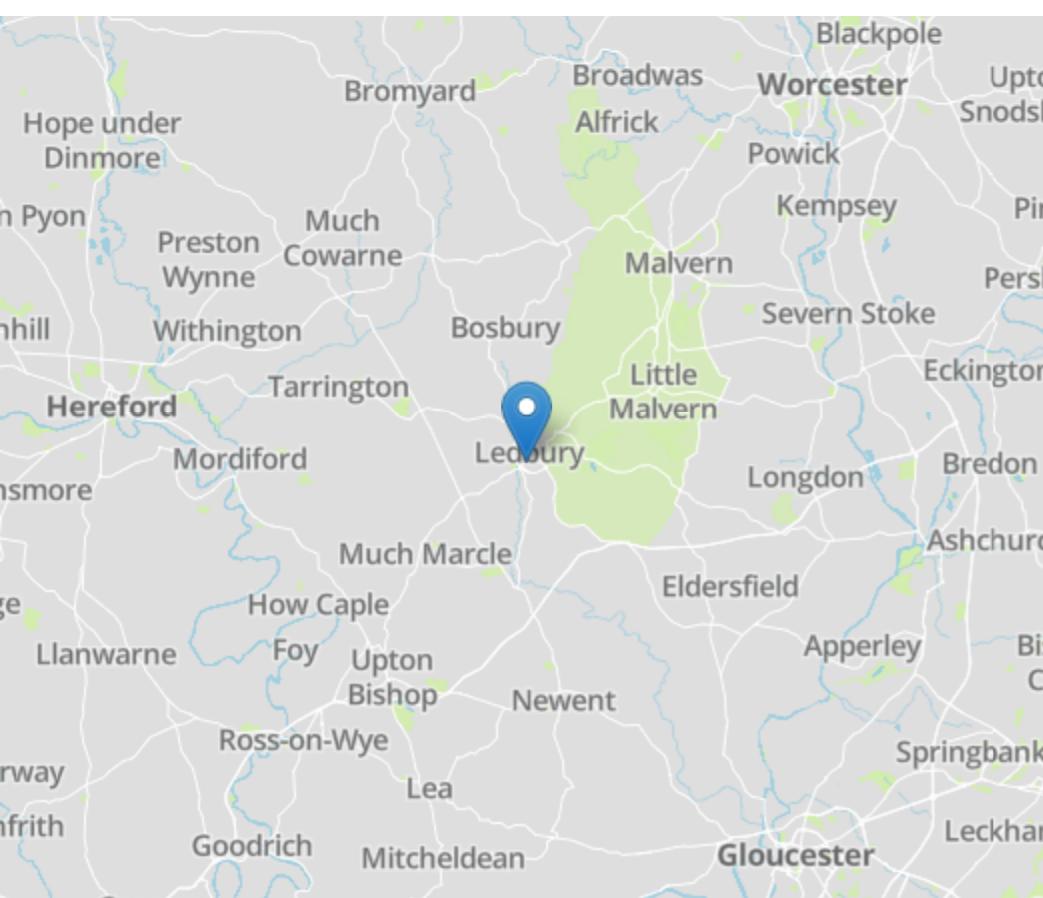




DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, at the roundabout take the first exit onto Leadon Way, at the next roundabout take the first exit into New Street, take the first right into Oakland Drive where the property can be found on the Left hand side as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services 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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

9 Oakland Drive
Ledbury HR8 2ER

£265,000



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 or 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 within walking distance of Ledbury town centre.
- A semi-Detached House
- Two reception rooms.
- Three bedrooms.
- Enclosed rear garden.
- Garage, carport and ample off road parking.
- No onward chain

Hereford 01432 343477

Ledbury 01531 631177



9 Oakland Drive

Situation & Description

9 Oakland Drive is situated within easy access of Ledbury town centre and comprises a three bedroom semi-detached house benefitting from lounge, dining room, low maintenance private garden, gas fired central heating, garage and ample off road parking. NO ONWARD CHAIN.

Ground Floor

Porch

2' 11" x 5' 01" (0.89m x 1.55m) With sliding door to front, door to:

Entrance Hall

With door to under stairs storage, radiator, power point, Doors to:

Lounge

10' 11" x 13' 05" (3.33m x 4.09m) with window to front, radiator, power points, television point, fireplace with brick surround, Double Doors Opening To:

Dining Room

8' 04" x 9' 0" (2.54m x 2.74m) MAX: With sliding doors to rear, power points, door to:

Kitchen

8' 05" x 9' 0" (2.57m x 2.74m) With window and door to rear, range of worktops with cupboards and drawers under, eye level wall cupboards, space for cooker with extractor hood over, stainless steel sink with drainer, tiled splash backs. Door to Hallway:

First Floor

Landing

With hatch to loft space, power point, door to Airing Cupboard housing wall mounted central heating boiler, Doors to:

Bedroom One

10' 10" x 13' 06" (3.30m x 4.11m) With window to front, radiator, power points, telephone point.

Bedroom Two

9' 11" x 10' 08" (3.02m x 3.25m) With window to rear, radiator, power points, double doors to fitted wardrobe, wash basin with cupboard under.

Bedroom Three

7' 1" x 9' 02" (2.16m x 2.79m) With window to front, radiator, power point, double doors to built in wardrobe.

Bathroom

5' 0" x 6' 04" (1.52m x 1.93m) With window to rear, shower cubicle with electric shower over, low flush w.c., pedestal wash hand basin, tiled splashbacks, radiator.

Outside

Garden

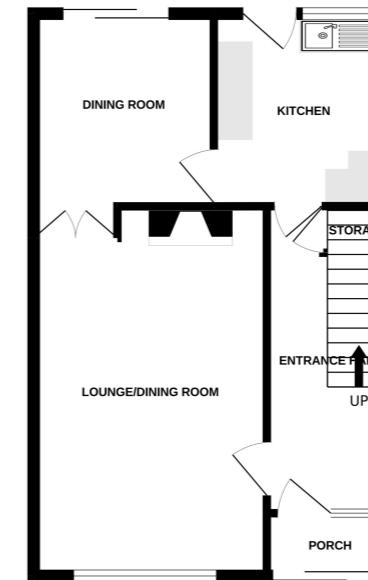
The property is approached from Oakland Drive via a block paved driveway leading to a useful carport and garage. To the front of the property is a lawned foregarden with shrub and floral borders.

The rear garden has been laid to patio for ease of maintenance with a shrub and floral borders, and is fenced on all sides for privacy and security.

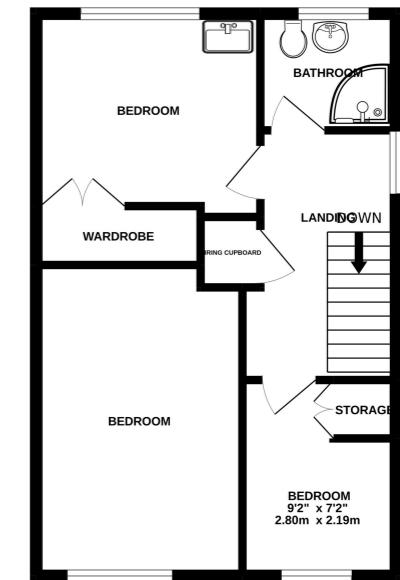
Garage

9' 04" x 21' 11" (2.84m x 6.68m) With up and over door, power and light connected. pedestrian door to rear.

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2022



At a glance...

- Lounge
10'11 x 13'05 (3.33m x 4.90m)
- Dining Room
8'4 x 9 (2.54m x 2.74m)
- Kitchen
8'05 x 9'0 (2.57m x 2.74m)
- Bedroom
10'10 x 13'06 (3.30m x 4.11m)
- Bedroom
9'11 x 10'08 (3.02m x 3.25m)
- Bedroom
7'1 x 9'02 (2.16m x 2.79m)
- Bathroom
5'0 x 6'04 (1.52m x 1.93m)
- Garage
9'04 x 21'11 (2.84m x 6.68m)

And there's more...

- Set within walking distance of Ledbury town centre.
- A semi Detached house.
- Two reception rooms.
- Three bedrooms.
- Enclosed Rear Garden.
- Garage, carport and ample off road.
- No onward chain.