



## 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](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

10 Northmead  
Ledbury HR8 1BE

**£255,000**



## DIRECTIONS

From our office proceed on The Homend towards the railway station, turn left into The Langland, follow this road into Northmead and Number 10 can be found at the end of the cul-de-sac on the left hand side as indicated by the For Sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	71
(55-68)	D	
(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 quiet cul-de-sac location.
- A semi-detached bungalow.
- Two Double Bedrooms.
- Garden.
- Ample Off Road Parking.
- No Onward Chain.

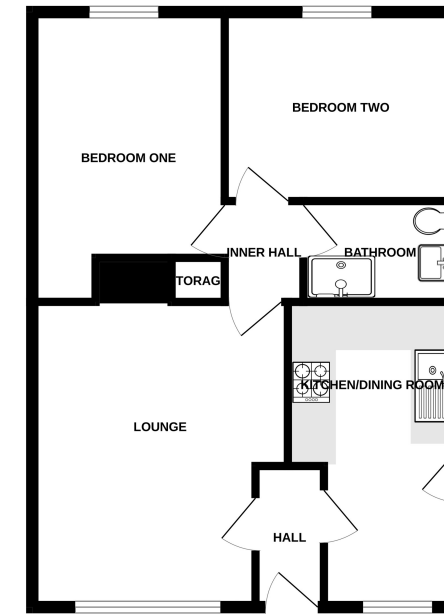
Hereford 01432 343477

Ledbury 01531 631177





GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 sq.m.) approx.  
Made with Metrcap ©2014

## 10 Northmead

### Situation and Description

10 Northmead is situated in a quiet cul-de-sac location within easy walking distance of Ledbury town centre and is conveniently placed for the railway station. The bungalow offers kitchen/dining room, lounge with woodburner, two double bedrooms and bathroom. The property also enjoys a garden and ample off road parking.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

with radiator, doors to:

#### Kitchen/Dining Room

7' 10" max x 13' 11" (2.39m max x

4.24m) with window to front and door and window to side, range of laminate worktops with cupboards and drawers under, inset stainless sink with drainer, built in ceramic hob with stainless steel extractor hood over, eye level oven, space for fridge, eye level wall cupboards, tiled splashbacks, power points, radiator, wall mounted central heating boiler.

#### Lounge

12' 9" max x 14' 5" (3.89m max x 4.39m) with window to front, radiator, power points, feature wood burning stove. Door to:

#### Inner Hall

with hatch to roof space, door to Storage Cupboard. Doors to:

#### Bedroom One

9' 5" x 12' 8" (2.87m x 3.86m) with window to rear overlooking the

garden, radiator, power points.

#### Bedroom Two

11' 3" x 8' 11" (3.43m x 2.72m) with window to rear, radiator, power points.

#### Bathroom

with window to side, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, extractor fan.

### Outside

#### Approach

The property is approached from Northmead via a gravelled driveway which leads to the side of the property offering ample off road parking. To the front of the bungalow is a lawn with inset shrub and floral beds.

#### Garden

The rear garden can be accessed

from the side of the property and comprises a delightful feature, having gravelled seating area with steps leading to a raised lawn with and abundance of trees and plants and small Garden Shed.



### 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...

- Kitchen/Dining Room  
7'10 max x 13'11 (2.39m x 4.24m)
- Lounge  
12'9 max x 14'5 (3.89m max x 4.39m)
- Bedroom One  
9'5 x 12'8 (2.87m x 3.89m)
- Bedroom Two  
11'3 x 8'11 (3.43m x 2.72m)

### And there's more...

- Semi-Detached Bungalow.
- Two Double Bedrooms.
- Garden.
- Ample Off Road Parking.