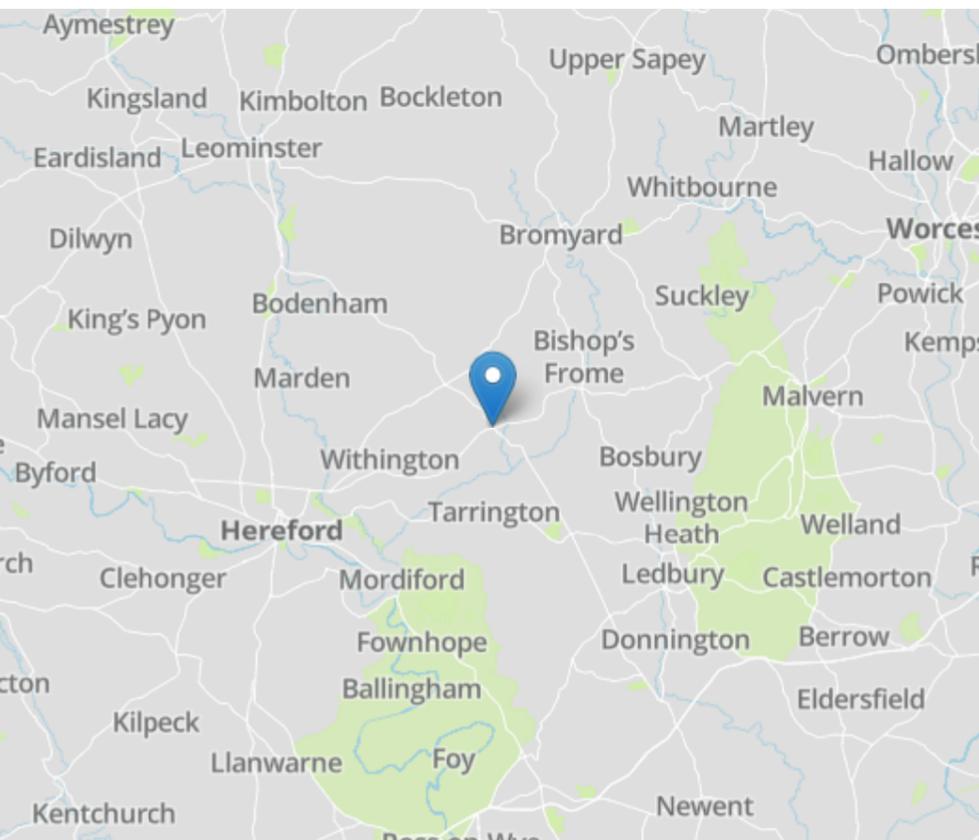




**DIRECTIONS**

From our office proceed on the A348 Hereford Road, at the Trumpet cross roads turn right onto the A417, continue through Ashperton, at the next crossroads/lights continue over and Greengarth can be found on the left hand side just past the Texaco filling station. WHAT THREE WORDS// stood.gives.purified



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

Mains electricity, water and drainage, LPG central heating.

**Outgoings**

Council Tax: Band E

**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**

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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

Greengarth, Lower Eggleton  
Ledbury HR8 2TZ

**£349,950**



- Set within easy access for Ledbury and Hereford.
- A well presented detached bungalow.
- Two Double Bedrooms.
- Enclosed, private garden.
- Garage and Ample Off Road Parking.

**Hereford 01432 343477**

**Ledbury 01531 631177**



GROUND FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.  
Made with Metropix ©2025

## Greengarth

### Situation and Description

Greengarth is situated in a hamlet within easy access to both Ledbury and Hereford. The property offers well presented accommodation throughout to include lounge, kitchen/dining room, two double bedrooms, utility room, garage, ample off road parking and private enclosed garden.

In more detail the accommodation comprises:

### Inside

#### Reception Hall

with radiator, power points, hatch to roof space, multi glazed door to:

#### Lounge

12' 9" x 20' 4" (3.89m x 6.20m) with window to side and front and double doors to rear opening onto the garden, feature woodburning stove, display shelving with storage beneath, coving, two radiators, power points, T.V point.

#### Kitchen/Dining Room

18' 11" x 10' 8" (5.77m x 3.25m) with window to rear overlooking the garden, newly fitted range of Quartz worktops with cupboards and drawers under, inset 1 1/2 bowl ceramic sink with drainer, Quooker boiling tap, built-in four ring Bosch gas hob with extractor canopy over, eye level Bosch double oven, eye level wall cupboards, London brick tiling, inset ceiling down lighters, power points, radiator. Door to:

#### Utility Room

with door to rear opening on the garden, range of worktops with inset sink and drainer, space for washing machine and tumble dryer, eye level wall cupboards, tiled splashbacks, power points. Door to:

#### Cloakroom

with window to rear, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

#### Bedroom One

11' 11" x 17' 05" (3.63m x 5.31m) with window to front, radiator, power points, large loft access.

#### Bedroom Two

8' 10" x 14' 5" (2.69m x 4.39m) with window to front, radiator, power points.

#### Bathroom

with window to rear, white suite comprising panelled bath with telephone style shower attachment, low flush w.c, pedestal wash basin, large double shower cubicle with dual raindrop shower head, London brick tiled splashbacks, hardwood flooring, radiator, extractor fan.

### Outside

#### Approach

The property is approached from the A417 through brick pillars onto a tarmacadam driveway leading to a 'L Shaped' turning area proving parking for several cars and further trailer/caravan storage to the side. The front garden is laid to lawn with paved path giving access to the side of the bungalow.

#### Garage

9' 11" x 17' 5" (3.02m x 5.31m) with up and over door, power and light connected, Bosch LPG gas fired central heating

boiler, and electricity consumer unit.

### Garden

The rear garden can be accessed via a wooden gate and comprises a lawn with large adjacent patio/sun terrace, large Greenhouse and Workshop with power and light connected.

The garden is bound on all sides by timber slatted fencing and offers considerable privacy.



### At a glance...

- Lounge  
12'9 x 20'4 (3.89m x 6.20m)
- Kitchen/Dining Room  
18'11 x 10'8 (5.77m x 3.25m)
- Bedroom One  
11'11 x 17'5 (3.63m x 5.31m)
- Bedroom Two  
8'10 x 14'5 (2.69m x 4.39m)
- Garage  
9'11 x 17'5 (3.02m x 5.31m)

### And there's more...

- Detached Bungalow.
- Two Double Bedrooms.
- Private Enclosed Garden.
- Garage.
- Ample Off Road Parking.

### 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.