



10 Jubilee Close  
Ledbury HR8 2XA

£315,000



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains service are connected.

**Outgoings**

Council Tax: Band D

**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**

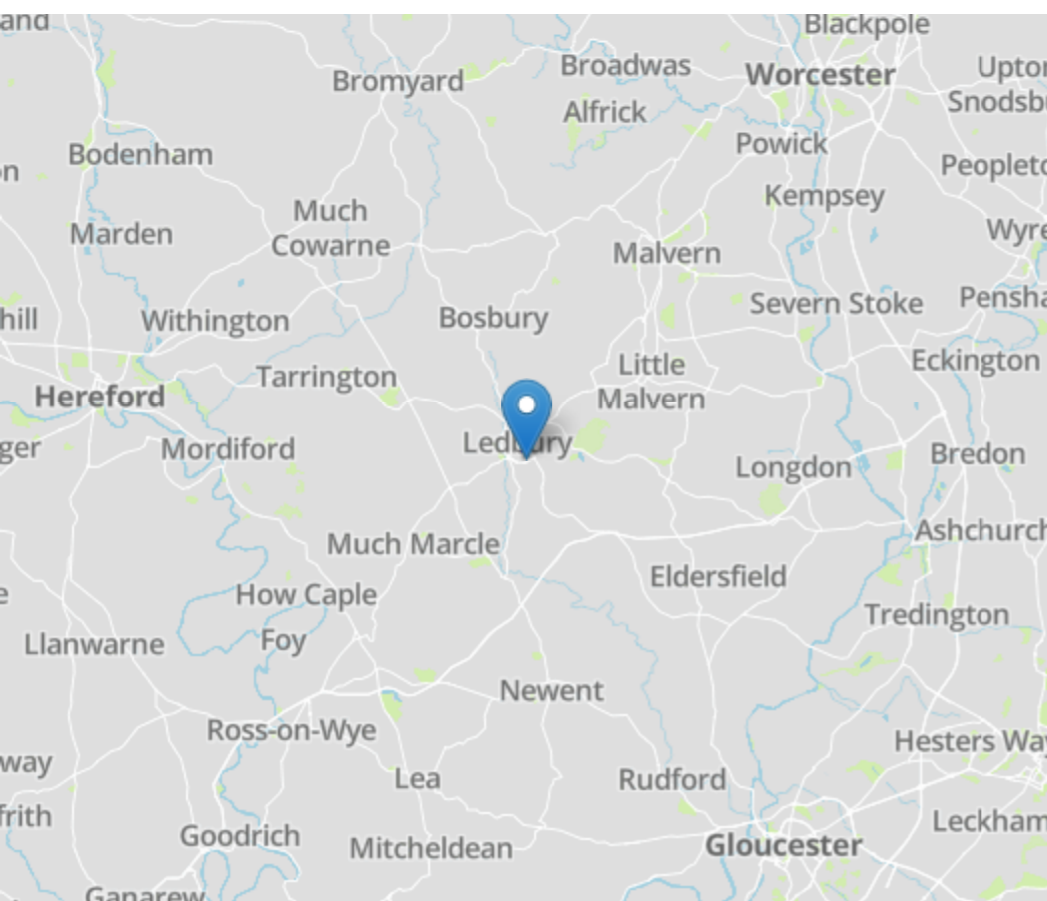
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

**DIRECTIONS**

From our office continue on the High Street, at the traffic lights continue onto The Southend, take the second right into Biddulph Way, take the second left into Jubilee Close where the property can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		84
	70	
England, Scotland & Wales		
EU Directive 2002/91/EC		

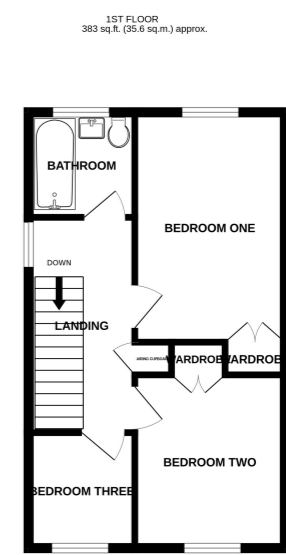
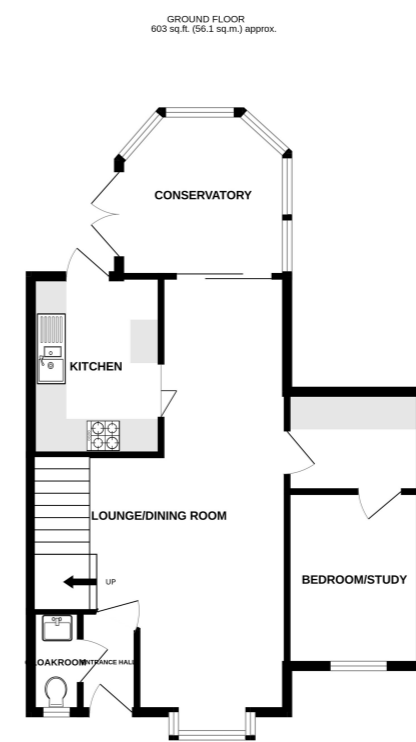
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.

- Set in a cul-de-sac location.
- An immaculately presented detached house.
- Three/Four Bedrooms.
- Easily Maintained, Enclosed Garden.
- Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177





TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.  
Made with Metropix ©2021

## 10 Jubilee Close

### Situation and Description

Jubilee Close is situated with the established Deer Park estate on the south side of Ledbury town centre. Number 10 offers immaculately presented accommodation throughout to include, lounge/dining room, kitchen, conservatory, study/bedroom to the ground floor, three bedrooms to the first floor and family bathroom.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with power points, door to:

#### Cloakroom

with window to front, low flush w.c., wash hand basin, tiled splashbacks, radiator.

#### Lounge/Dining Room

15' 8" max x 25' 10" max (4.78m max x 7.87m max ) with feature bay window to front, two radiators, power points, T.V point, stairs to first floor, sliding patio

doors to rear opening to:

#### Conservatory

9' 10" x 9' 7" (3.00m x 2.92m) with double doors to side opening onto the garden, power points, tiled flooring with underfloor heating.

#### Kitchen

7' 7" x 10' 5" (2.31m x 3.17m) with door to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in ceramic hob with stainless steel extractor hood over and oven under, space for washing machine, dishwasher and fridge/freezer, eye level wall cupboards, tiled splashbacks, ceramic tiled floor.

#### Utility Room/Store Room

7' 11" x 5' 10" (2.41m x 1.78m) with range of laminate worktops with cupboards and drawers under, eye level wall cupboards, tiled splashbacks.

#### Study/Bedroom Four

7' 11" x 9' 11" (2.41m x 3.02m) with window to front, power points.

### First Floor

#### Landing

with window to side, power points, door to Airing Cupboard with shelving and radiator. Doors to:

#### Bedroom One

8' 7" x 13' 3" (2.62m x 4.04m) with window to rear, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Two

8' 8" x 10' 2" (2.64m x 3.10m) with window to front, radiator, power points, double doors to built-in wardrobes.

#### Bedroom Three

6' 9" x 6' 9" (2.06m x 2.06m) with window to front, radiator, power points.

#### Bathroom

with window to rear, panelled bath with shower over, low flush w.c., wash basin with cupboards under, tiled splashbacks, ladder style radiator, extractor fan.

### Outside

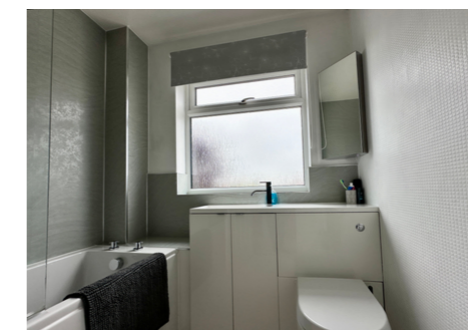
#### Approach

The property is approached from Jubilee

Close via a block paved driveway with adjacent lawned foregarden and path leading to the front door.

### Garden

The rear garden can be accessed via a wooden side gate and comprises a patio seating area, adjacent gravelled garden with a number of raised well stocked shrub and floral beds, further patio seating area with wooden pergola over. The garden is fenced on all sides and offers security for both pets and children.



### 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...

- Lounge/Dining Room  
15'8 max x 25'10 max (4.78m max x 7.87m max)
- Conservatory  
9'10 x 9'7 (3m x 2.92m)
- Kitchen  
7'7 x 10'5 (2.31m x 3.17m)
- Study/Bedroom Four  
7'11 x 9'11 (2.41m x 3.02m)
- Bedroom One  
8'7 x 13'3 (2.62m x 4.04m)
- Bedroom Two  
8'8 x 10'2 (2.64m x 3.10m)
- Bedroom Three  
6'9 x 6'9 (2.06m x 2.06m)

### And there's more...

- Set in a cul-de-sac location.
- Immaculately Presented Detached House.
- Conservatory.
- Three/Four Bedrooms.
- Enclosed Garden.
- Off Road Parking.