



DIRECTIONS

From our office proceed on The Homend, continue onto the Hereford Road, at the roundabout take the first exit onto New Mills Way, take the second left onto Frome Brook Road, then first left into Poplar Close where the property can be found on the left hand side.



GENERAL INFORMATION

Tenure
Leasehold: 81 years remaining.

Rent/Service Charge: £279.58

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
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+)	A	
(81-91)	B	85
(69-80)	C	72
(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.

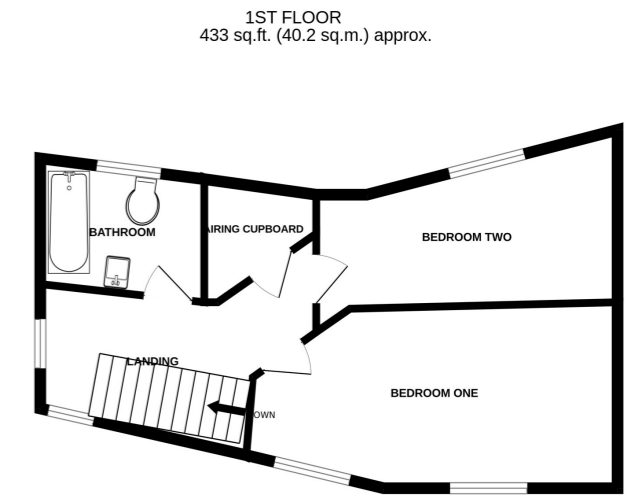
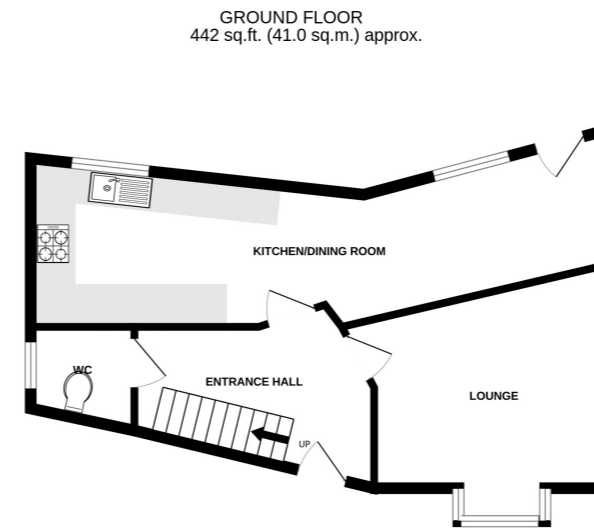
3 Poplar Close
Ledbury HR8 2GH
50% Shared Ownership £115,000



- A semi-detached house.
- Two Double Bedrooms.
- Enclosed Garden.
- Ample Off Road Parking.
- No Onward Chain

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.
Made with Metropix ©2024

4 Poplar Close

Situation and Description

4 Poplar Close is situated on the popular New Mills Development within easy walking distance of the town centre. The property offers deceptively spacious accommodation throughout to include, lounge, kitchen/dining room, two double bedrooms, bathroom, enclosed garden and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, doors to:

Cloakroom

with window to side, low flush

w.c., pedestal wash basin, tiled splashbacks, radiator.

Lounge

11' 10" x 11' 5" (3.61m x 3.48m) with bay window to front, radiator, power points, T.V point.

Kitchen/Dining Room

29' 3" max x 10' 0" (8.92m max x 3.05m) with window and door to rear opening onto the garden, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built in four ring gas hob with oven under and extractor hood over, space for fridge/freezer, washing machine and tumble dryer, eye level wall cupboards, wall mounted central heating boiler, tiled splashbacks, power points, radiator.

First Floor

Landing

with window to front and side, hatch to roof space, door to Airing Cupboard, doors to:

Bathroom

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

Bedroom One

17' 10" max x 9' 3" (5.44m max x 2.82m) with window to front and side, radiator, power points.

Bedroom Two

13' 9" max x 7' 4" (4.19m max x 2.24m) with window to rear, radiator, power points, door to Storage Cupboard.

Outside

Approach

The property is approached from Poplar Close via a tarmac driveway with adjacent gravelled foregarden providing ample off road parking.

Garden

The rear garden can be accessed via a wooden side gate and comprises a decked seating area with lawn, gravelled pathway leads to a large shed. 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
11'10 max x 11'5 (3.61m max x 3.48m)
- Kitchen/Dining Room
29'3 max x 10' max (8.92m max x 3.05m max)
- Bedroom One
17'10 max x 9'3 (5.44m max x 2.82m)
- Bedroom Two
13'9 max x 7'4 (4.19m max x 2.24m)

And there's more...

- Semi-Detached House.
- Two Double Bedrooms.
- Enclosed Garden.
- Ample Off Road Parking.
- No Onward Chain.