



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services 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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

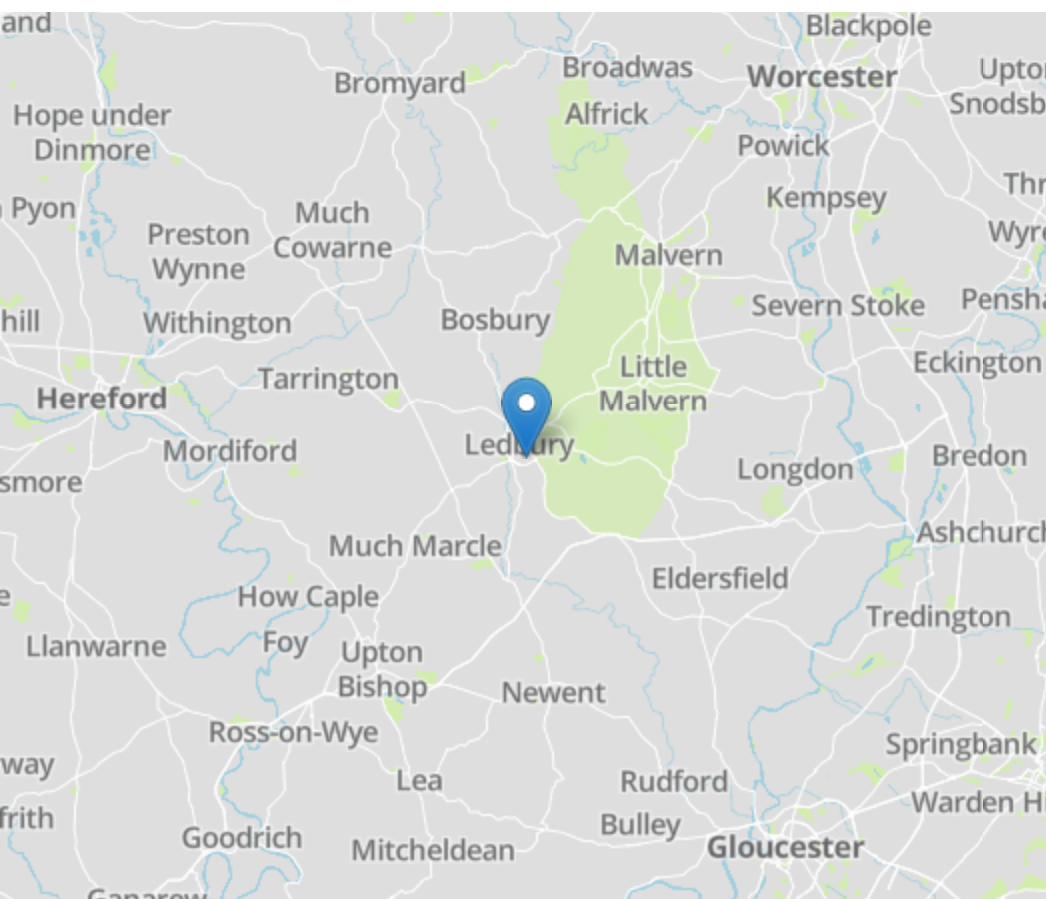
25 Blenheim Drive
Ledbury HR8 2XE

£375,000



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 right into Blenheim Drive continue to the end of the road and the property can be found on the left hand side.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	70	82
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		

England, Wales & N.Ireland 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 an established residential location.
- An extended and well presented detached house.
- Large Kitchen/Dining/Family Room.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Ample Off Road Parking.

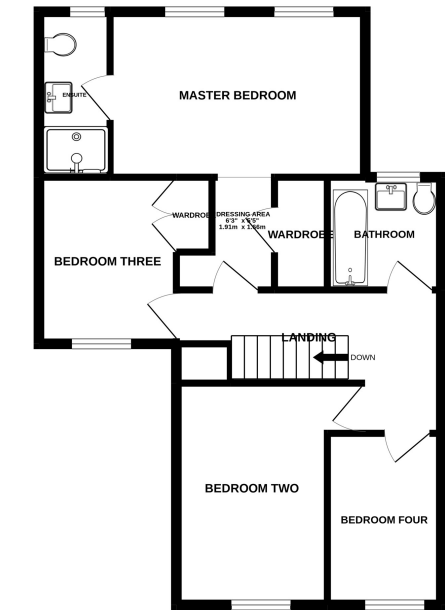
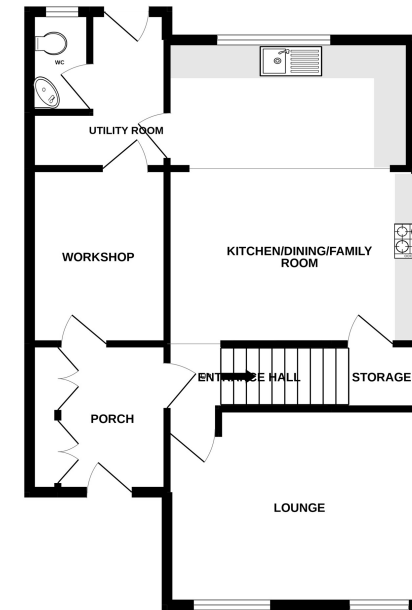
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 sq.m.) approx.
Made with Metropix ©2022

25 Blenheim Drive

Situation and Description

25 Blenheim Drive is situated in an established residential location with easy access to Ledbury town centre. The property offers well presented and extended accommodation to include lounge, large kitchen/dining/family room, utility, four bedrooms, two bathrooms, enclosed south facing garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with doors to Storage Cupboards. Door to Workshop, opening to :

Inner Hall

with power points, ceiling spot lights, Opening to:

Lounge

14' 10" x 10' 9" (4.52m x 3.28m) with two window to front, radiator, power points, T.V

point, wooden flooring.

Kitchen/Dining/Family Room

14' 11" x 17' 0" (4.55m x 5.18m) with window to rear, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four ring ceramic hob with electric oven under and extractor hood over, eye level wall cupboards, space for dishwasher and fridge/freezer, tiled splashbacks, power points, radiator, door to Pantry Cupboard. Door to:

Utility Room

with door to rear opening onto the garden, space for washing machine and tumble dryer, door to Workshop. Doors to:

Cloakroom

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

Workshop

9' 10" x 7' 2" (3.00m x 2.18m) with power and light connected. Door to Porch

First Floor

Landing

with radiator, power points, hatch to roof space. Doors to:

Master Bedroom

14' 2" x 9' 4" (4.32m x 2.84m) with feature floor to ceiling window overlooking garden and further window, radiator, power points, walk in dressing area with shelving and hanging rail. Door to:

Ensuite

with window to rear, shower cubicle with Mira Sprint shower, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, tiled flooring.

Bedroom Two

12' 10" x 11' 11" max (3.91m x 3.63m max) with window to front, radiator, power points.

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m) with window to front, radiator, power points, double doors to built-in wardrobe.

Bedroom Four

6' 7" x 9' 9" (2.01m x 2.97m) with window to front, radiator, power points.

Outside

Approach

The property is approached from Blenheim Drive via a tarmacadam driveway with off road parking.

Garden

The rear garden is mainly laid to lawn with patio seating area. The garden is fenced on all sides and offers security for both pets and children and enjoys a south facing aspect.



At a glance...

- Lounge
14'10" x 10'9" (4.52m x 3.28m)
- Kitchen/Dining/Family Room
14'11" x 17' (4.55m x 5.18m)
- Workshop
9'10" x 7'2" (3m x 2.18m)
- Master Bedroom
14'2" x 9'4" (4.32m x 2.84m)
- Bedroom Two
12'10" x 11'11" max (3.91m x 3.63m max)
- Bedroom Three
9'3" x 7'2" (2.82m x 2.18m)
- Bedroom Four
6'7" x 9'9" (2.01m x 2.97m)

And there's more...

- Extended, Well Presented Detached House.
- Large Kitchen/Dining/Family Room.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- 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.