

Rubi Roy, 3 The Courtyard Worcester  
Road

Ledbury HR8 1PL  
**£167,500**



- Set within walking distance of Ledbury Town Centre.
- One Bedroom Cottage
- Allocated Off Road Parking Space.
- Courtyard Location.

## Rubi Roy

### Situation and Description

Rubi Roy is situated in a peaceful courtyard location within easy walking distance of Ledbury town centre. The cottage offers charming features throughout and the accommodation comprises lounge/dining room, kitchen, large double bedroom, shower room and allocated off road parking space.

In more detail the accommodation comprises:

### Ground Floor

#### Hall

window to front, radiator, doors to:

#### Cloakroom

with low flush W.C, basin, radiator.

#### Lounge

10' 9" x 16' 0" (3.28m x 4.88m) with window to front, radiator, power points, T.V point, storage cupboard, doors to:

#### Kitchen

5'3" x 11'9" (1.61m x 3.62m) with two sky lights, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, but-in electric hob

with oven under and extractor hood over, eye level wall cupboards, space for washing machine, dishwasher and fridge, tiled splash backs, ceiling spot lights, power points.

### First Floor

#### Double Bedroom

12'1" x 12'3" (3.58m x 3.74m) with window to front, radiator, power points, two storage cupboards, loft hatch. Door to:

#### Shower Room

with window to rear, shower cubicle, low flush w.c, pedestal wash basin, radiator, ceiling spot lights.

### Outside

#### Approach

The property is approached from Worcester Road via a gravelled driveway, which leads to a large gravelled parking area where Rubi Roy has its own allocated parking space.

## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected.

### Outgoings

Council Tax: Band B

### 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.

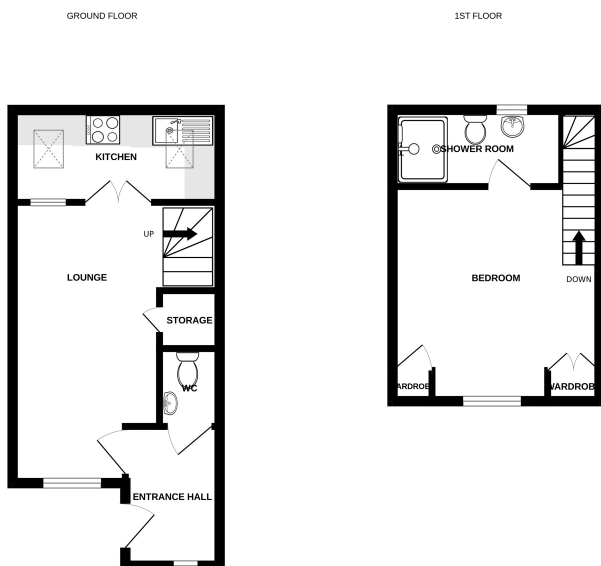
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         | 89                      |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         | 67                      |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England, Scotland & Wales                   |   |         | EU Directive 2002/91/EC |

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