

2 Victoria Road  
Ledbury HR8 2DD

**£264,950**



- Set in an established residential location with easy access to Ledbury town centre.
- A charming Victorian cottage.
- Three Bedrooms.
- Delightful, South Facing Garden.
- Many Character Features Throughout.
- Double Glazing and Gas Central Heating.

## 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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

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.



## DIRECTIONS

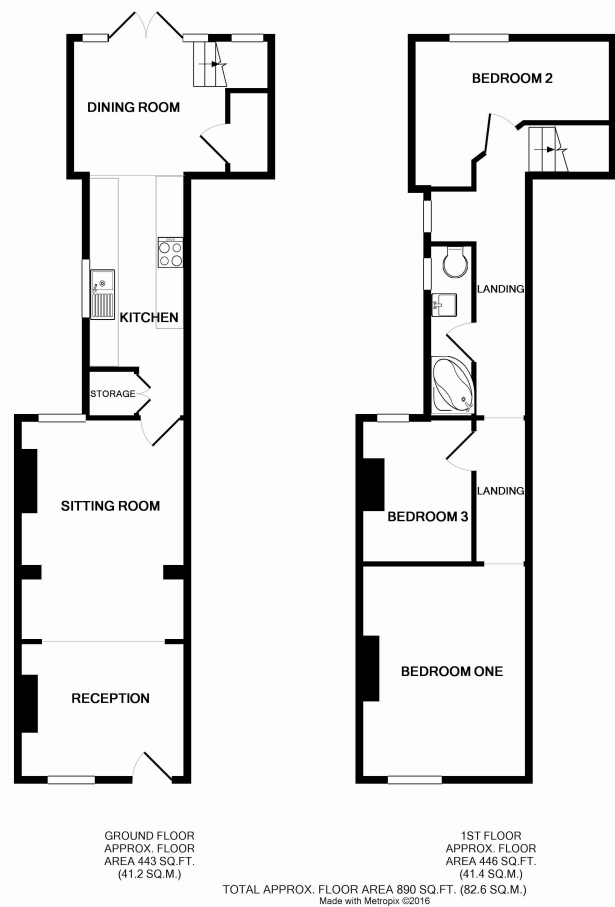
From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, turn left into Victoria Road and the property can be found on the right hand side.



**Hereford 01432 343477**

**Ledbury 01531 631177**





## 2 Victoria Road

### Situation and Description

Set in an established residential location with easy access to Ledbury town centre, a charming three bedroom Victorian cottage offering many character features and delightful south facing rear garden.

In more detail the accommodation comprises:

### Ground Floor

#### Reception Area

10' 9" x 8' 9" (3.28m x 2.67m) with window to front, feature fireplace (currently blocked up), exposed floor boards, radiator, power points, wall lights. Opening To:

#### Sitting Area

14' 2" x 10' 9" (4.32m x 3.28m) with window to rear, feature brick fireplace with wooden mantle (potential for open fire), exposed floor boards, radiator, power points, T.V point, hatch to Cellar. Opening to:

### Kitchen

12' 3" x 6' 5" (3.73m x 1.96m) with window to side, range of wooden worktops with cupboards and drawers under, inset stainless steel circular sink, built-in four ring gas hob with stainless steel extractor hood over, eye level double oven, integrated fridge/freezer and dishwasher, eye level wall cupboards, tiled splashbacks, ceiling spot lights, power points, double doors to Storage Area with plumbing for washing machine. Opening To:

### Dining Area

12' 8" x 8' 9" (3.86m x 2.67m) with double doors and windows to rear, exposed wooden flooring, power points, radiator, door to Understairs Storage Cupboard.

### First Floor

#### Landing

with window to side, two radiators, power points, ceiling spot lights, hatch to roof space, doors to:

### Bedroom One

13' 8" x 10' 6" (4.17m x 3.20m) with window to front, radiator, power points.

### Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m) with window to rear, radiator, power points, T.V point, steps leading to a built-in raised double bed.

### Bedroom Three

10' 6" x 8' 10" (3.20m x 2.69m) with window to rear, radiator, power points.

### Bathroom

with window to side, corner bath with shower over, low flush w.c., pedestal wash basin, fully tiled walls, radiator, extractor fan.

### Outside

### Approach

The property is approached from Victoria Road via a gravelled foregarden, leading to the front door.

### Garden

The rear garden is south facing and forms a delightful feature of the property comprising a gravelled seating area with steps up to a raised lawn with Garden Shed and mature shrub and floral borders. The garden is enclosed on all sides with a wooden side gate, the property also benefits from a right of access across the neighbouring property.



### Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

### At a glance...

- ☒ Reception Area  
10'9 x 8'9 (3.28m x 2.67m)
- ☒ Sitting Area  
14'2 x 10'9 (4.32m x 3.28m)
- ☒ Kitchen  
12'3 x 6'5 (3.72m x 1.96m)
- ☒ Dining Area  
12'8 x 8'9 (3.86m x 2.67m)
- ☒ Bedroom One  
13'8 x 10'6 (4.17m x 3.20m)
- ☒ Bedroom Two  
12'9 max x 8'9 max (3.89m max x 2.67m max)
- ☒ Bedroom Three  
10'6 x 8'10 (3.20m x 2.69m)

### And there's more...

- ☒ Set within walking distance of Ledbury town centre.
- ☒ Charming Victorian Cottage.
- ☒ Three Bedrooms.
- ☒ Many Character Features Throughout.
- ☒ South Facing Enclosed Garden.