



## 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](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 - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

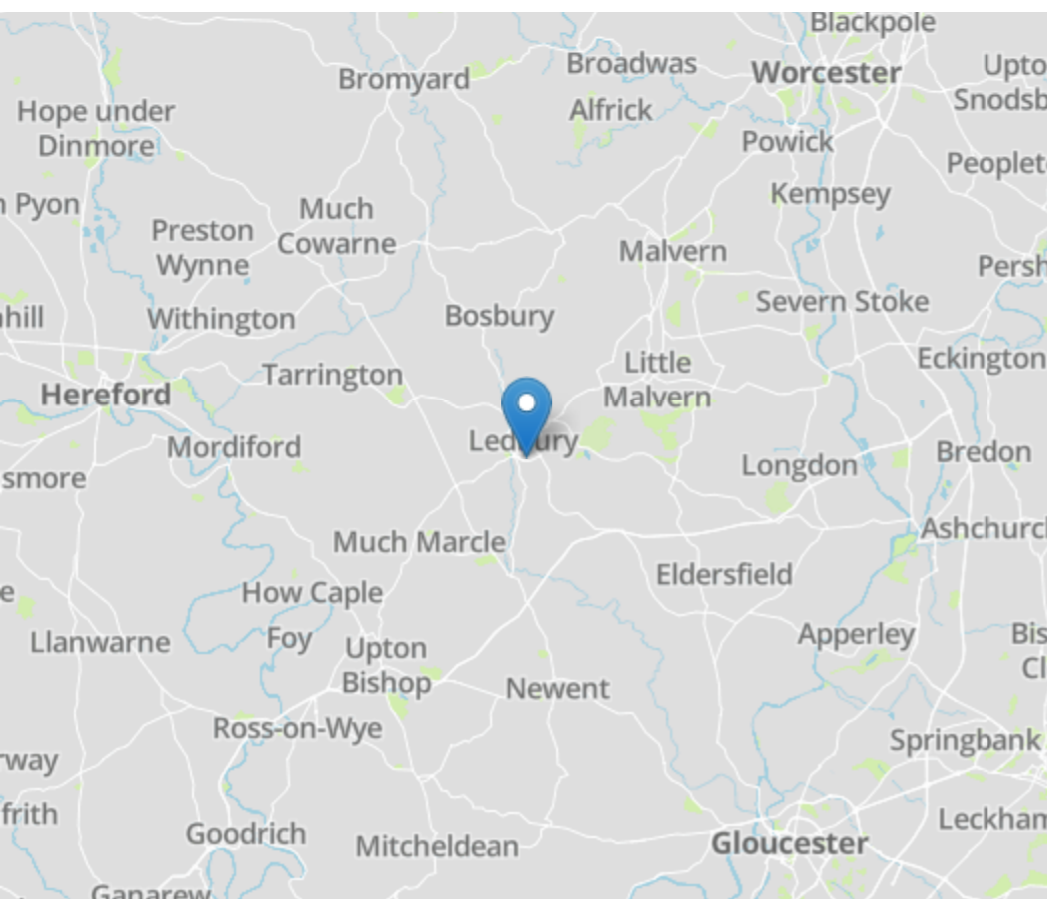
3 Woodfield Road  
Woodfield Road Ledbury HR8 2XJ

**£345,000**



## DIRECTIONS

From our office proceed on the High Street, at the traffic lights continue onto The Southend, turn right into Biddulph Way take the sixth left into Woodfield Road, at the T junction turn left and the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

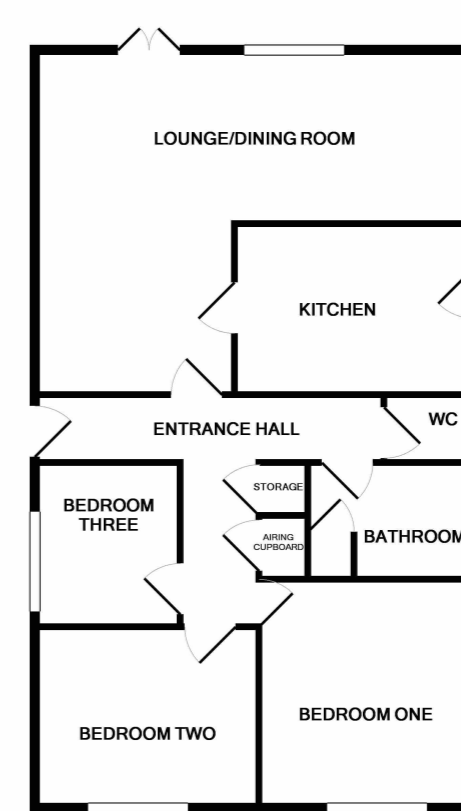
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 an established residential location.
- Detached Bungalow.
- Three Bedrooms.
- Enclosed Garden.
- Garage and Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)  
Made with Metropix ©2016

### 3 Woodfield Road

#### Situation and Description

3 Woodfield Road is situated in the established Deer Park estate which is within walking distance of the town centre. The bungalow offers, L shaped Lounge/Dining Room, Kitchen, Three Bedrooms, Bathroom, Enclosed Garden, Garage and Ample Off Road Parking.

In more detail the accommodation comprises:

#### Inside

##### Entrance Hall

with power points, telephone point, hatch to roof space, door to Storage Cupboard, door to Boiler Cupboard housing the warm air central heating boiler. Doors to:

##### 'L Shaped' Lounge/Dining Room

21' 10" max x 16' 5" max (6.65m max x 5.00m max) with window and sliding door to rear opening onto the garden, power points, T.V point. Door to:

##### Kitchen

11' 6" x 8' 2" (3.51m x 2.49m) with two windows and door to side, range of laminate worktops with cupboards and drawer under, inset sink with drainer, space for range style cooker, stainless steel extractor hood over, eye level wall cupboards, space for washing machine and fridge, tiled splashbacks, power points.

##### Bedroom One

10' 5" x 11' 1" (3.17m x 3.38m) with window to front, power points.

##### Bedroom Two

10' 5" x 9' 0" (3.17m x 2.74m) with window to front, power points.

##### Bedroom Three

7' 0" x 7' 11" (2.13m x 2.41m) with window to side, power points.

##### Bathroom

with window to side, panelled bath, wash hand basin, tiled splashbacks, door to Airing Cupboard.

##### Cloakroom

with window to side, low flush w.c., tiled splashbacks.

##### Outside

##### Approach

The property is approached from Woodfield Road via a concrete driveway with parking for several cars. To the front of the property is a gravelled foregarden with inset well stocked shrub and floral beds.

##### Garage

with up and over doors power and light connected, pedestrian door to side opening into the garden.

##### Garden

The rear garden can be accessed via gates at either side of the property and comprises a patio seating area with adjacent gravelled garden, raised shrub and floral beds and borders. The garden is enclosed on all sides and offers security for both pets and children.



#### At a glance...

- 'L Shaped' Lounge/Dining Room  
21'10 max x 16'5 (6.65m max x 5m max)
- Kitchen  
11'6 x 8'2 (3.51m x 2.49m)
- Bedroom One  
10'5 x 11'1 (3.17m x 3.38m)
- Bedroom Two  
10'5 x 9' (3.17m x 2.74m)
- Bedroom Three  
7' x 7'11 (2.13m x 2.41m)

#### And there's more...

- Detached Bungalow.
- Three Bedrooms.
- Enclosed Garden.
- Garage.
- Off Road Parking.
- No Onward Chain.

#### 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.