



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains service 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

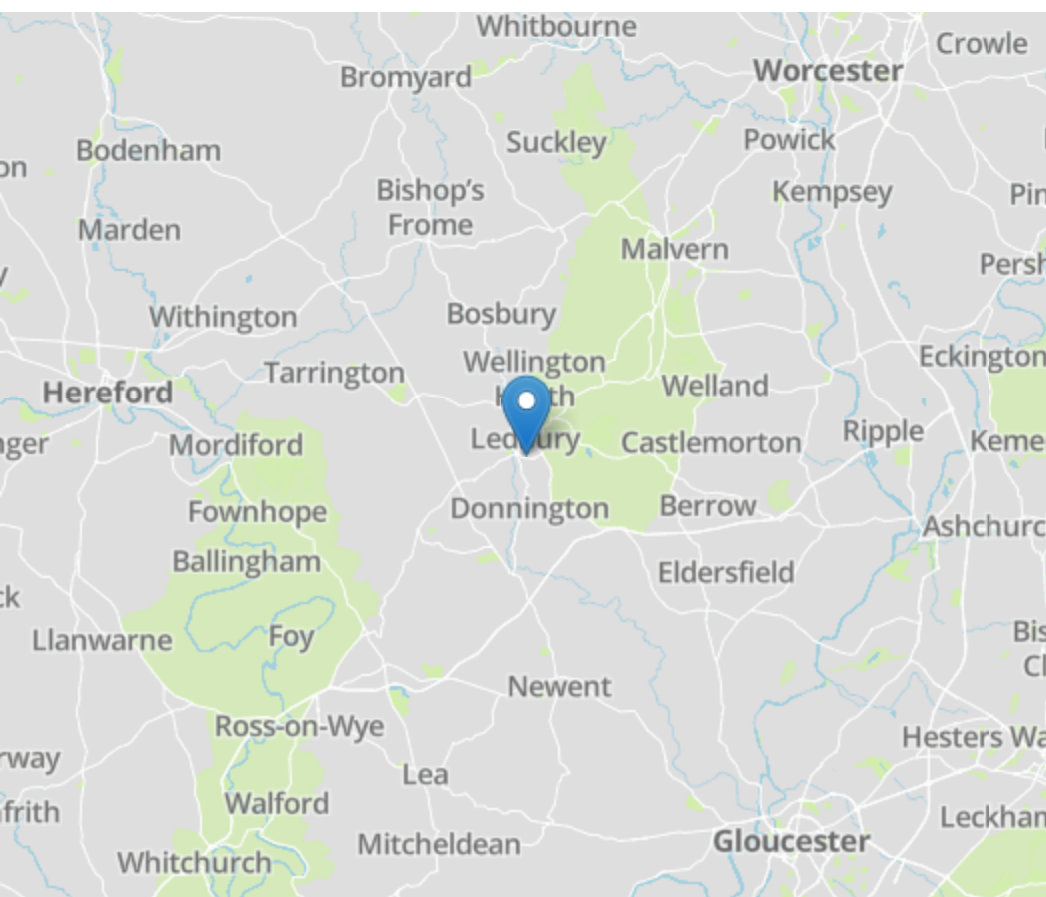
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

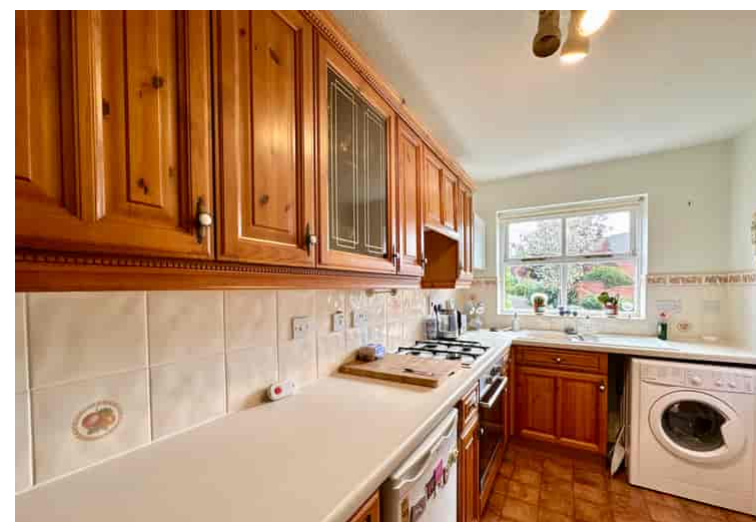
DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street and then Lower Road, at the roundabout take the first exit onto Leaddon Way, at the next roundabout take the second exit, at the final roundabout take the first exit into Martins Way, turn right into Hazle Close at the end of the road turn left and number 12 can be found on the left hand side.



12 Hazle Close
Ledbury HR8 2XX

£315,000



- Set in an established residential location.
- Three Bedroom Detached House.
- Two Bathrooms.
- Enclosed Garden.
- Garage and Off Road Parking.
- No Onward Chain.

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.

Hereford 01432 343477

Ledbury 01531 631177



12 Hazle Close

Situation and Description

Hazle Close is situated in a popular popular residential location on the south side of Ledbury town. Number 12 comprises a detached modern house offering three bedrooms, two bathrooms, enclosed garden, garage and ample off road parking, with scope for further updating.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, doors to:

Cloakroom

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

Kitchen

6' 6" x 13' 8" (1.98m x 4.17m) with window to front, range of laminate worktops with cupboards and drawers

under, inset 1 1/2 bowl sink with drainer, built-in four ring gas hob with oven under and extractor hood over, eye level wall cupboards, space for washing machine and fridge, tiled splashbacks, radiator, power points.

L Shaped Lounge/Dining Room

17' 8" max x 12' 10" max (5.38m max x 3.91m max) with window and sliding patio doors to rear opening onto the garden, Adam style fireplace with wooden mantel, inset Living Flame gas fire, radiator, power points, T.V point, door to Understairs Cupboard.

First Floor

Landing

with window to side, hatch to roof space, door to Airing Cupboard. Doors to:

Bedroom One

10' 8" x 10' 7" (3.25m x 3.23m) with window to front, radiator, power points, double doors to built-in wardrobe. Door to:

En-Suite

with window to side, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Bedroom Two

8' 8" x 13' 0" (2.64m x 3.96m) with window to rear, radiator, power points.

Bedroom Three

8' 8" x 9' 7" (2.64m x 2.92m) with window to rear, radiator, power points.

Bathroom

with window to front, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Outside

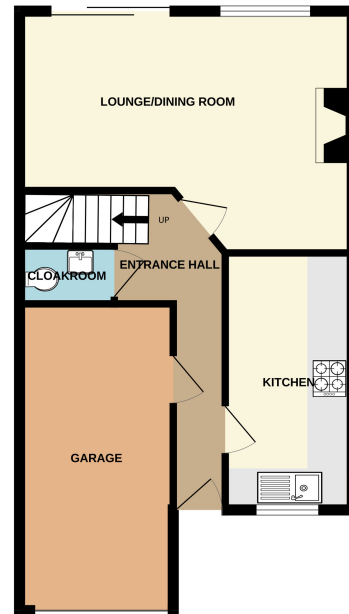
Approach

The property is approached from Hazle Close via a concrete drive and gravelled foregarden with shrub and floral beds.

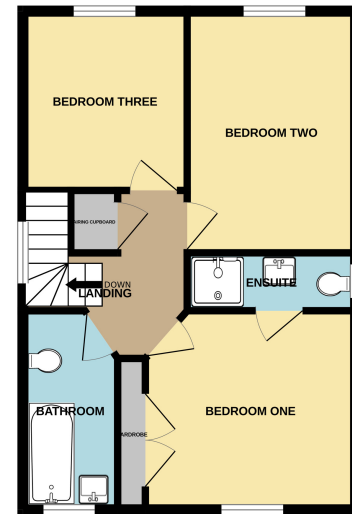
Garage

7' 6" x 16' 4" (2.29m x 4.98m) with up

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.
Made with Metropix ©2025

connected, personal door opening into the Reception Hall.

Garden

The garden can be accessed via a wooden side gate and comprises a lawn with patio and step leading to a gravelled area and Greenhouse. The garden is enclosed 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...

- ✓ Kitchen
6'6 x 13'8 (1.98m x 4.17m)
- ✓ L Shaped Lounge/Dining Room
17'8 max x 12'10 max (5.38m max x 3.91m max)
- ✓ Bedroom One
10'8 x 10'7 (3.25m x 3.23m)
- ✓ Bedroom Two
8'8 x 13' (2.64m x 3.96m)
- ✓ Bedroom Three
8'8 x 9'7 (2.64m x 2.92m)
- ✓ Garage
7'6 x 16'4 (2.29m x 4.98m)

And there's more...

- ✓ Detached House.
- ✓ Three Bedrooms.
- ✓ Two Bathrooms.
- ✓ Enclosed Garden.
- ✓ Garage and Ample Off Road Parking.
- ✓ No Onward Chain.