



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band C

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

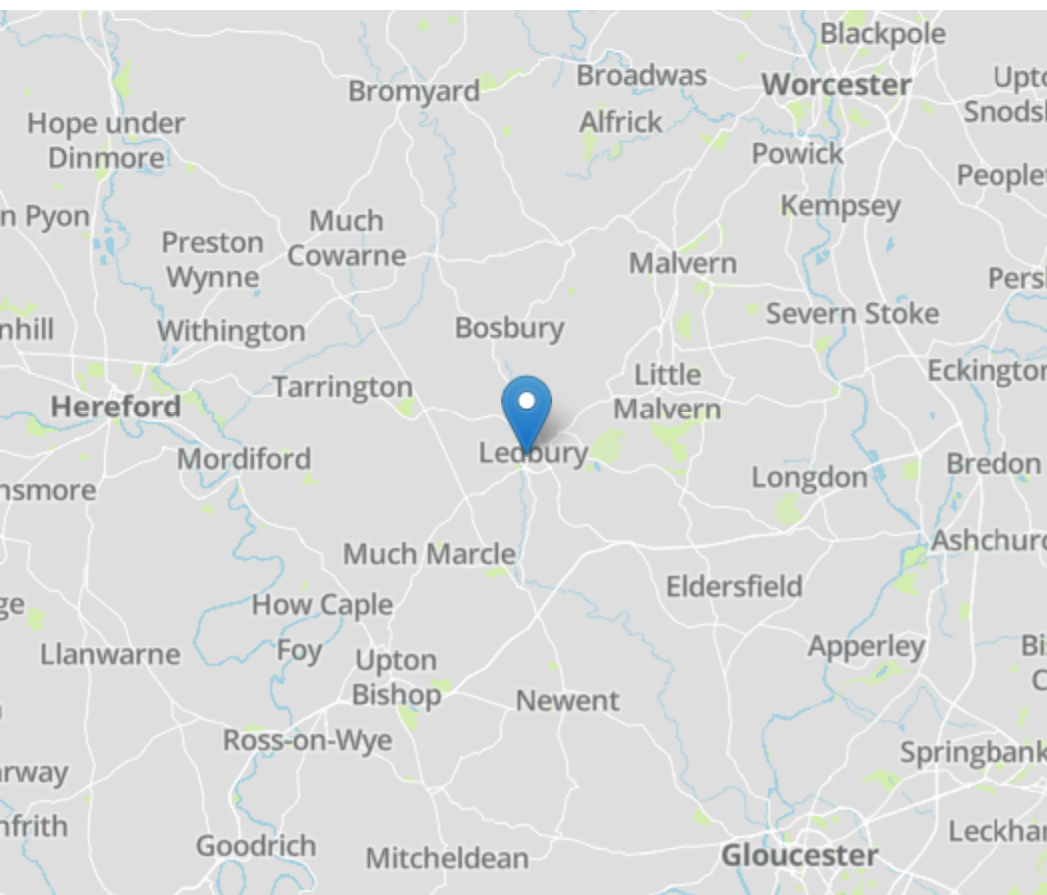
Maylands, Victoria Road
Ledbury HR8 2DB

£325,000



DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road, turn left into Victoria Road, follow this road along and the property can be found on the left hand side as indicated by the board.



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.

- Charming Older Style Property. • Semi-Detached. • Three Reception Rooms. • Three Bedrooms.
- Well Stocked Established Garden. • Off Road Parking.

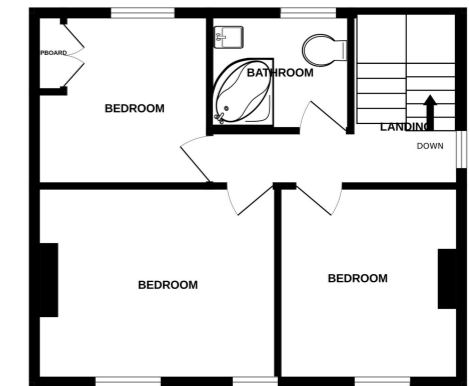
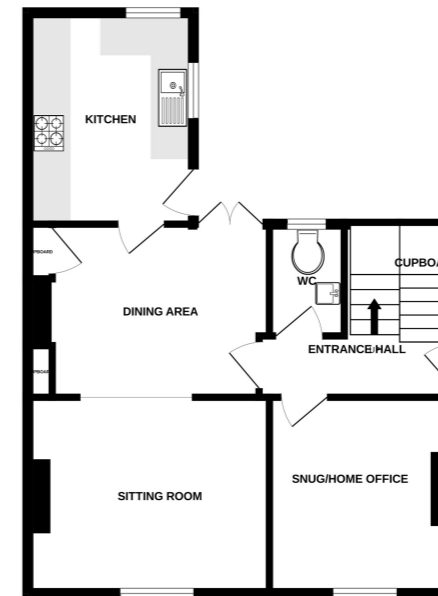
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.1 sq.m.) approx.
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Maylands

Situation and Description

Maylands is set in an established residential location within easy walking distance to Ledbury town centre. The property offers charming features throughout and the accommodation comprises three reception rooms, three bedrooms, well stocked established garden, off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

wooden flooring, radiator, power points, door to Understairs Cupboard. Doors to:

Cloakroom

with window to rear, low flush w.c., pedestal wash basin, radiator, tiled flooring.

Snug/Home Office

10' 6" x 9' 10" (3.20m x 3.00m) with window to front, radiator, power points, telephone point, wooden flooring.

Dining Area

12' 10" x 8' 6" (3.90m x 2.60m) with double doors to garden, radiator, power points, wooden flooring. Opening to:

Sitting Room

13' 1" x 10' 6" (4.00m x 3.20m) with window to front, radiator, power points, feature fireplace with wood burning stove, T.V point.

Kitchen

11' 2" x 9' 2" (3.40m x 2.80m) with window and door to side, window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in gas hob with stainless steel extractor hood over, eye level double oven, space for washing machine, fridge/freezer and dishwasher or tumble dryer, eye level wall cupboards, tiled splashbacks, power points, vinyl flooring.

First Floor

Landing

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

Bathroom

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

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m) with window to front, radiator, power points.

Bedroom One

13' 1" x 10' 6" (4.00m x 3.20m) with two windows to front, radiator, power points, hatch to roof space, telephone point.

Bedroom Three

10' 2" x 8' 6" (3.10m x 2.60m) with window to rear, radiator, power points, double doors to Airing Cupboard with shelving and Worcester central heating boiler.

Outside

Approach

The property is approached from Victoria Road via a tarmac parking area with parking for two cars.

Garden

The rear garden can be accessed via a wooden side gate and forms a delightful

feature of the property and comprising a crazy paved seating area with well stocked flower bed. A brick pathway meanders across the lawn with steps down to a lowered seating area, and at the rear of the garden is a large Garden Shed and well stocked vegetable patch. The garden is enclosed on all sides by fencing and established well stocked shrub and floral beds.



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...

- Snug
10'6" x 9'10" (3.20m x 3m)
- Dining Area
12'10" x 8'6" (3.90m x 2.60m)
- Sitting Room
13'1" x 10'6" (4m x 3.20m)
- Bedroom One
13'1" x 10'6" (4m x 3.20m)
- Bedroom Two
10'6" x 9'10" (3.20m x 3m)
- Bedroom Three
10'2" x 8'6" (3.10m x 2.60m)

And there's more...

- Charming Semi-Detached House.
- Three Reception Rooms.
- Three Bedrooms.
- Well Stocked Established Garden.
- Off Road Parking.