



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

Mains Electricity, Gas, and Water 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**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

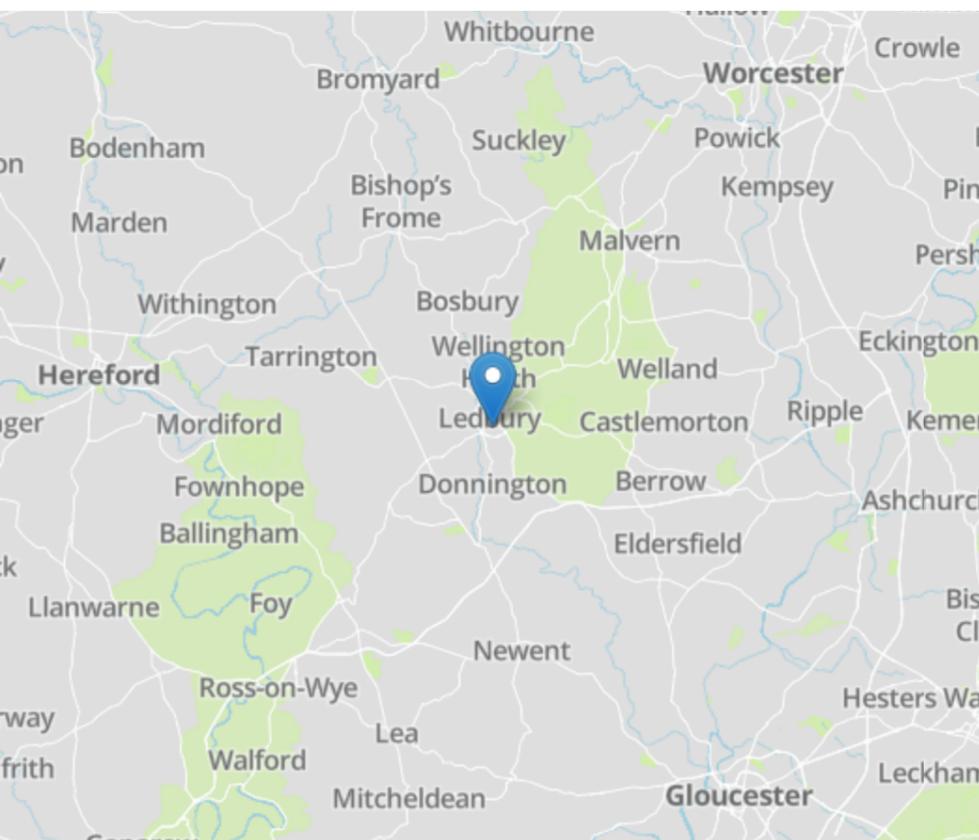
53 Oakland Drive  
Ledbury HR8 2EX

**£245,000**



**DIRECTIONS**

From Ledbury Town Centre proceed onto Bye Street and into Bridge Street, then turn left into Woodleigh Road. At the end of this road turn right into New Street and continue down this road and turn left into Oakland Drive. Follow the road round to the right where number 53 can be found at the top of the cul-de-sac on the left hand side.



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.

- Semi - detached bungalow.
- Two Bedrooms.
- Conservatory
- Gardens to front and rear
- Upvc double glazing and gas central heating
- Newly Constructed Wooden Garage

**Hereford 01432 343477**

**Ledbury 01531 631177**



## 53 Oakland Drive

### Situation and Description

53 Oakland Drive comprises a modern two bedroom semi detached bungalow situated in a popular residential location within walking distance of Ledbury town centre.

### Inside

#### Entrance Hall

With storage cupboards and airing cupboard, and hatch to roof space housing newly installed gas central heating boiler, doors off to :

#### Lounge

4.9m x 3.2m (16' 1" x 10' 6") With Full length double glazed window to front, gas fire

(disconnected and non-working), power points, radiator.

#### Kitchen

4m x 3.1m (13' 1" x 10' 2") With window to rear and door leading to conservatory, range of laminate worktops with cupboards and drawers under, sink unit, spaces for cooker, washing machine and fridge/freezer, tiled splashbacks, range of eye level wall cupboards, power points, radiator.

#### Conservatory

2.8m x 2.8m (9' 2" x 9' 2") Radiator, door to outside.

#### Bedroom One

3.2m x 3.1m (10' 6" x 10' 2") With window to rear overlooking

the garden, power points, radiator. Range of fitted Wardrobes.

#### Shower Room

With window to side, Corner shower Cubicle, low flush w.c. wash basin, tiled walls, radiator

#### Bedroom Two

3.2m x 2.5m (10' 6" x 8' 2") With window to front, radiator, power points.

### Outside

#### Approach

The property occupies a good sized corner plot with a path leading from Oakland Drive which leads to mature areas of garden to either side with hedging. To the side of the

property is separate parking area leading to a detached newly constructed wooden garage.

### Garden

The rear garden can be accessed via a side gate and comprises a paved patio area and steps down to a further area of garden ready for cultivation. The property is enclosed on all sides.

### 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...

- Lounge 4.9 x 2 (16'1 x 10'6)
- Kitchen 4 x 3.1 (13'1 x 10'2)
- Conservatory 2.8 x 2.8 (9'2 x 9'2)
- Bedroom One 3.2 x 3.1 (10'6 x 10'2)
- Bedroom Two 3.2 x 2.5 (10'6 x 8'2)

### And there's more...

- New Gas Central Heating Boiler
- New Wooden Garage/Workshop
- Good Size Corner Plot
- Upvc Double Glazing
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