

3 Elgar Close  
Ledbury HR8 2DF

**£185,000**



- Set in a cul-de-sac location.
- A Mid-Terraced House.
- Two Bedrooms.
- Enclosed Garden.
- Off Road Parking.
- In need up updating throughout.
- No Onward Chain.



### 3 Elgar Close

#### Situation and Description

Elgar Close is situated in a cul-de-sac location within walking distance of Ledbury town centre. Number 3 offers two bedroom accommodation, enclosed garden and off road parking. The property does require updating throughout.

In more detail the accommodation comprises:

#### Ground Floor

##### Entrance Hall

with doors to:

##### Cloakroom

with window to front, low flush w.c., wash hand basin, tiled splashbacks.

##### Lounge

13' 2" max x 15' 8" max (4.01m max x 4.78m max) with window to front, power points, T.V point, wall mounted electric heater, door to Understairs Storage Cupboard. Glazed door to:

##### Kitchen/Dining Room

13' 2" x 8' 4" (4.01m x 2.54m) with window and sliding door to rear opening onto the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for electric cooker, extractor hood over, eye level wall cupboards, tiled splashbacks, power

points, tiled flooring, wall mounted electric heater.

#### First Floor

##### Landing

with hatch to roof space, doors to:

##### Bedroom One

13' 2" max x 11' 4" max (4.01m max x 3.45m max) with window to front, power points, wall mounted electric heater, door to Airing Cupboard with hot water tank.

##### Bedroom Two

6' 10" x 12' 8" (2.08m x 3.86m) with window to rear, power points.

##### Bathroom

with Velux window, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, ceiling spot lights.

#### Outside

##### Approach

The property is approached from Elgar Close via a concrete driveway with adjacent lawned foregarden.

##### Garden

The rear garden can be accessed via a wooden rear gate, and comprises a patio with adjacent garden area with raised bed and Garden Shed. The garden is fenced on all sides.

## 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.

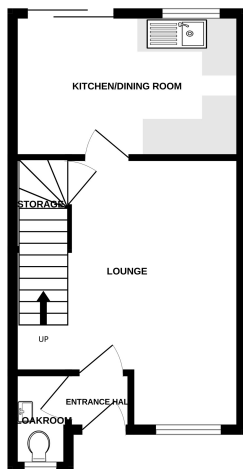
#### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

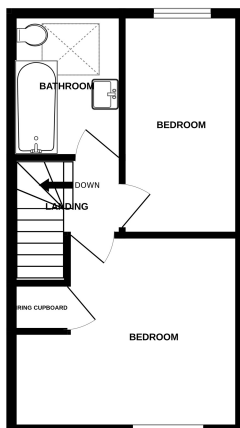
FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



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