

44 Queens Court
Ledbury HR8 2AL
£159,950



- Set within easy walking distance of Ledbury town centre.
- A well maintained bungalow.
- Two Bedrooms.
- Walled Courtyard Garden.

44 Queens Court

Situation and Description

44 Queens Court is situated in a quiet cul-de-sac location within walking distance of Ledbury town centre. The bungalow offers well maintained accommodation throughout to include L shaped lounge/dining room, kitchen, conservatory, two bedrooms, bathroom, private courtyard garden.

Inside

Entrance Hall

with power points, double doors to Storage Cupboard, hatch to roof space. Doors to:

L Shaped Lounge/Dining Room

17' 4" max x 14' 1" max (5.28m x 4.29m) with window to rear and door to side, power points, wall mounted storage heater. Doors to:

Kitchen

7' 0" x 7' 7" (2.13m x 2.31m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for electric cooker, washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, power points.

Conservatory

6' 2" x 7' 4" (1.88m x 2.24m) with door to rear opening onto the garden.

Bedroom One

8' 2" x 11' 6" (2.49m x 3.51m) with window to rear overlooking the garden, power

points, double door to wardrobes.

Bedroom Two

11' 6" x 7' 4" (3.51m x 2.24m) with window to side, power points.

Bathroom

with window to front, shower cubicle, low flush w.c., pedestal wash basin, fully tiled.

Outside

Garden

The property is approached via a paved communal courtyard.

The rear garden can be accessed via a wooden stable type gate and has been laid to patio for easy maintenance, Garden Shed. The garden is walled on all sides and offers considerable privacy.

GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, water and drainage.

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

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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.

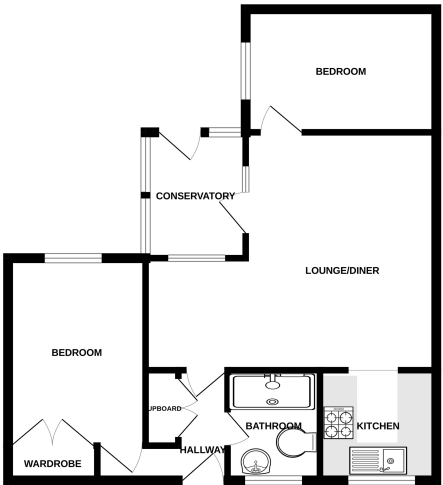
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12.30 pm

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (51.9 sq.m.) approx.
Made with Intergrip 10/201

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