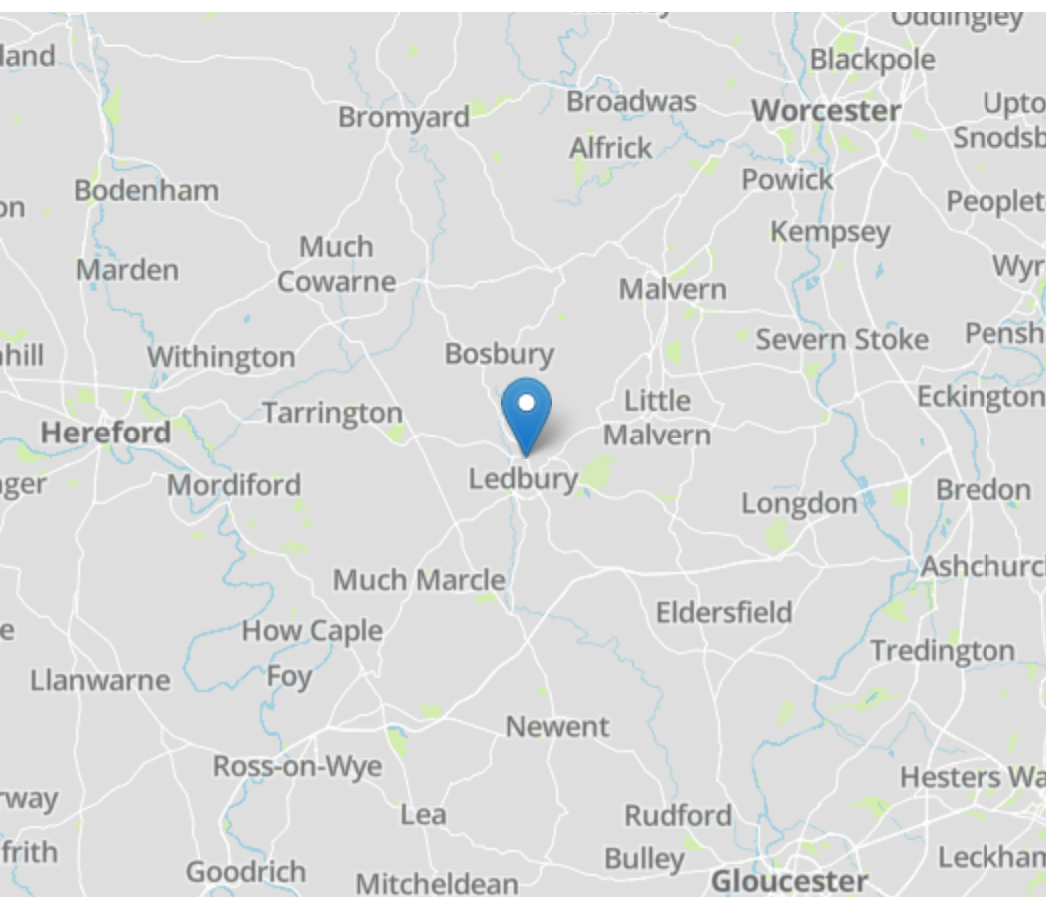




DIRECTIONS

From our office proceed on The Homend towards the railway station, take the second left into The Langland then immediately right into Plaisters End where the property can be found on the left hand side.



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

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.

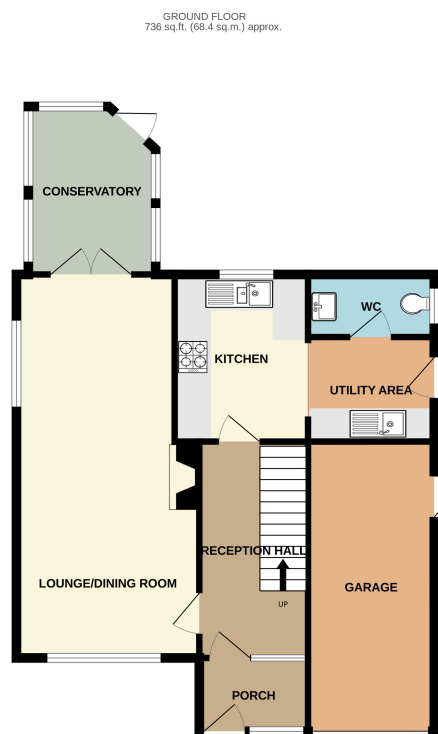
1 Plaisters End Ledbury HR8 1BA £389,950



- Set in a cul-de-sac location within walking distance of Ledbury town centre.
- Immaculately Presented Detached House.
- Conservatory.
- Three Bedrooms.
- Private Enclosed Garden.
- Garage.
- Parking for numerous cars.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA - 1155 sq ft. (107.3 sq.m.) approx.
Made with Metaplan ©2024

1 Plaisters End

Situation and Description

1 Plaisters End is situated within walking distance of Ledbury town centre in a cul-de-sac location. The property offers immaculately presented detached house, with three bedrooms, private garden, garage and parking for numerous cars.

In more detail the accommodation comprises:

Ground Floor

Porch

with window to front, tiled flooring. Door to:

Reception Hall

with radiator, power points, useful downstairs office space, wooden flooring. Doors to:

Lounge/Dining Room

11' 3" max x 23' 6" (3.43m max x 7.16m) with window to front and side, feature wood burning stove, radiator, power points, T.V point, laminate flooring. Double doors to:

Conservatory

7' 10" x 10' 2" (2.39m x 3.10m) with door to rear opening onto the garden, tiled flooring, power points.

Kitchen

8' 1" x 10' 3" (2.46m x 3.12m) with window to rear overlooking the garden, range of worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built-in ceramic hob with oven under extractor hood over, tiled splashbacks, eye level wall cupboards, ceiling spot lights, space for fridge/freezer, laminate flooring.

Utility Area

7' 9" x 6' 3" (2.36m x 1.91m) with door to side opening onto the garden, range of worktops with cupboard under, inset sink with drainer, space for washing machine and dishwasher, eye level wall cupboards, tiled splashbacks, ceiling spotlights. Door to:

Cloakroom

with window to side, low flush w.c., vanity unit with wash basin and drawers under, tiled splashbacks, ladder style radiator.

First Floor

Landing

with window to side, hatch to roof space which is boarded and has a light and ladder access, door to Airing Cupboard with wall mounted Worcester central heating boiler. Doors to:

Bedroom One

11' 2" x 11' 11" (3.40m x 3.63m) with window to front, radiator, power points.

Bedroom Two

9' 8" x 11' 4" (2.95m x 3.45m) with window to rear with views, window to side, radiator, power points.

Bedroom Three

8' 2" x 8' 1" (2.49m x 2.46m) with window to rear, radiator, power points.

Bathroom

with window to side, corner shower cubicle, corner bath, low flush w.c., pedestal wash basin, tiled splashbacks, ladder style radiator, tiled flooring, extractor fan.

Outside

Approach

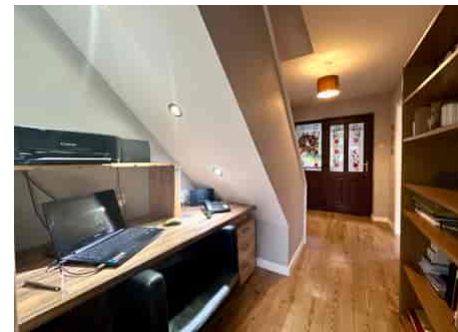
The property is approached from Plaisters End via a block paved driveway with parking for several cars, an adjacent gravelled foregarden provides further off road parking.

Garage

8' 5" x 19' 4" (2.57m x 5.89m) with up and over door, power and light connected, pedestrian door to side opening onto the garden.

Garden

The rear garden can be accessed via wooden double gates to the side of the property leading to a further side parking area, leading to a raised patio with hot tub, adjacent lawn with decked seating area with decorative lighting, Garden Shed with power and light connected. To the side of the property is a large Log Store with light and power and further access to the front of the property.



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/Dining Room
17'3 x 23'6 (3.43m x 7.16m)
- ☒ Conservatory
7'10 x 10'2 (2.39m x 3.10m)
- ☒ Kitchen
8'1 (10'3 (2.46m x 3.12m)
- ☒ Utility Area
7'9 x 6'3 (2.36m x 1.91m)
- ☒ Bedroom One
11'2 x 11'11 (3.40m x 3.63m)
- ☒ Bedroom Two
9'8 x 11'4 (2.95m x 3.45m)
- ☒ Bedroom Three
8'2 x 8'1 (2.39m x 2.46m)
- ☒ Garage
8'5 x 19'4 (2.57m x 5.89m)

And there's more...

- ☒ Immaculately Presented.
- ☒ Detached House.
- ☒ Three Bedrooms.
- ☒ Private Garden.
- ☒ Garage.
- ☒ Parking for numerous cars.