



Vistula, Ross Road
Ledbury HR8 2HS
£349,950



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains services are connected.

Outgoings
House: Council Tax Band D

Bedsit: Council Tax Band A

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

DIRECTIONS

From our office turn right onto Bye Street continue onto Bridge Street, then Lower Road, at the roundabout take the first exit onto Leaddon Way, at the next round about take the fourth exit onto the A449 Ross Road where Vistula can be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.



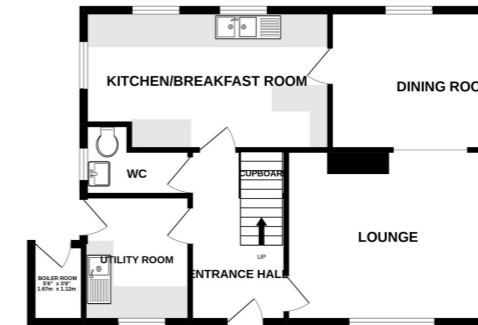
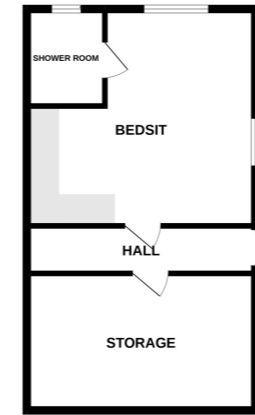
- A spacious semi-detached house.
- Four Bedrooms.
- Garden.
- Garage converted into a self contained bedsit.
- Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

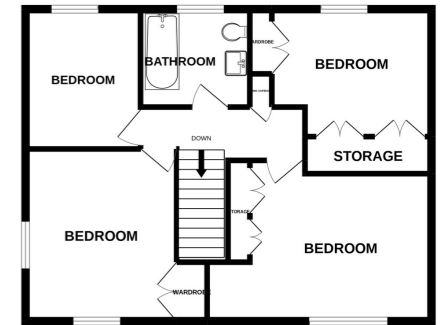
Ledbury 01531 631177



GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1721 sq.ft. (159.8 sq.m.) approx.
Made with Metropix ©2022

Vistula

Situation and Description

Vistula is situated on the outskirts of Ledbury Town Centre. The accommodation comprises two reception rooms, three double bedrooms and one single bedroom, garden, ample off road parking. The former garage has been converted into a bedsit with kitchen area and shower room. The house is currently being used as a registered House of Multiple Occupancy (HMO) - could revert back to a residential dwelling.

In more details the accommodation comprises:

Ground Floor

Reception Room

with radiator, power points, door to Understairs Storage Cupboard. Doors to:

Lounge

14' 4" x 12' 1" (4.37m x 3.68m) with window to front, feature brick fireplace with wooden mantle, T.V point, power points, radiator. Opening to:

Dining Room

11' 3" x 9' 10" (3.43m x 3.00m) with window to rear overlooking the garden, radiator, power points. Door to:

Kitchen/Breakfast Room

17' 4" x 9' 9" (5.28m x 2.97m) with two windows to rear and window to side, range of laminate worktops with cupboards and drawers under, inset two bowl stainless steel sink with drainer, eye level wall cupboards, space for electric cooker, dishwasher, fridge/freezer, tiled splashbacks, power points, radiator, breakfast bar, tiled flooring. Door to Reception Hall.

Utility Room

8' 11" x 7' 6" (2.72m x 2.29m) with window to front and door to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for washing machine and tumble dryer, eye level wall cupboards, tiled splashbacks, power points.

Cloakroom

with window to side, low flush w.c., wash basin, tiled splashbacks, tiled flooring.

First Floor

Landing

with door to Airing Cupboard. Doors to:

Bedroom One

15' 4" x 11' 10" max (4.67m x 3.61m max) with window to front, radiator, power points, doors to built-in wardrobes.

Bedroom Two

11' 9" x 10' 3" (3.58m x 3.12m) with window two front and side, radiator power points, double doors to built-in wardrobe.

Bedroom Three

9' 5" x 7' 4" (2.87m x 2.24m) with window to rear, radiator, power points, doors to built-in wardrobe.

Bedroom Four

11' 10" x 9' 8" (3.61m x 2.95m) with window to rear, radiator, power points.

Bathroom

with window to rear, panelled bath with shower over, pedestal wash basin, low flush w.c., tiled splashbacks.

Outside

Approach

The property is approached via a tarmac driveway with parking for several cars, with adjacent lawned foregarden.

Garage/Bedsit

overall 28' 5" x 16' 1" (overall 8.66m x 4.90m) with up and over door to front which provides storage. Door to side gives access to the self contained Bedsit with kitchen area and shower room, having window to side and rear.

Garden

The rear garden can be accessed to the side of the property and is mainly laid to lawn with large garden shed. The garden is fenced 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
14'4 x 12'1 (4.37m x 3.68m)
- Dining Room
11'3 x 9'10 (3.43m x 3m)
- Kitchen/Breakfast Room
17'4 x 9'9 (5.28m x 2.97m)
- Utility Room
8'11 x 7'6 (2.72m x 2.29m)
- Bedroom One
15'4 x 11'10 (4.67m x 3.61m)
- Bedroom Two
11'9 x 10'3 (3.58m x 3.12m)
- Bedroom Three
9'5 x 7'4 (2.87m x 2.24m)
- Bedroom Four
11'10 x 9'8 (3.61m x 2.95m)
- Garage
28'5 x 16'1 (8.66m x 4.90m)

And there's more...

- Semi-Detached House.
- Two Reception Rooms.
- Four Bedrooms.
- Garden.
- Garage/Self Contained Bedsit.
- Ample Off Road Parking.
- No Onward Chain.