



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

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**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

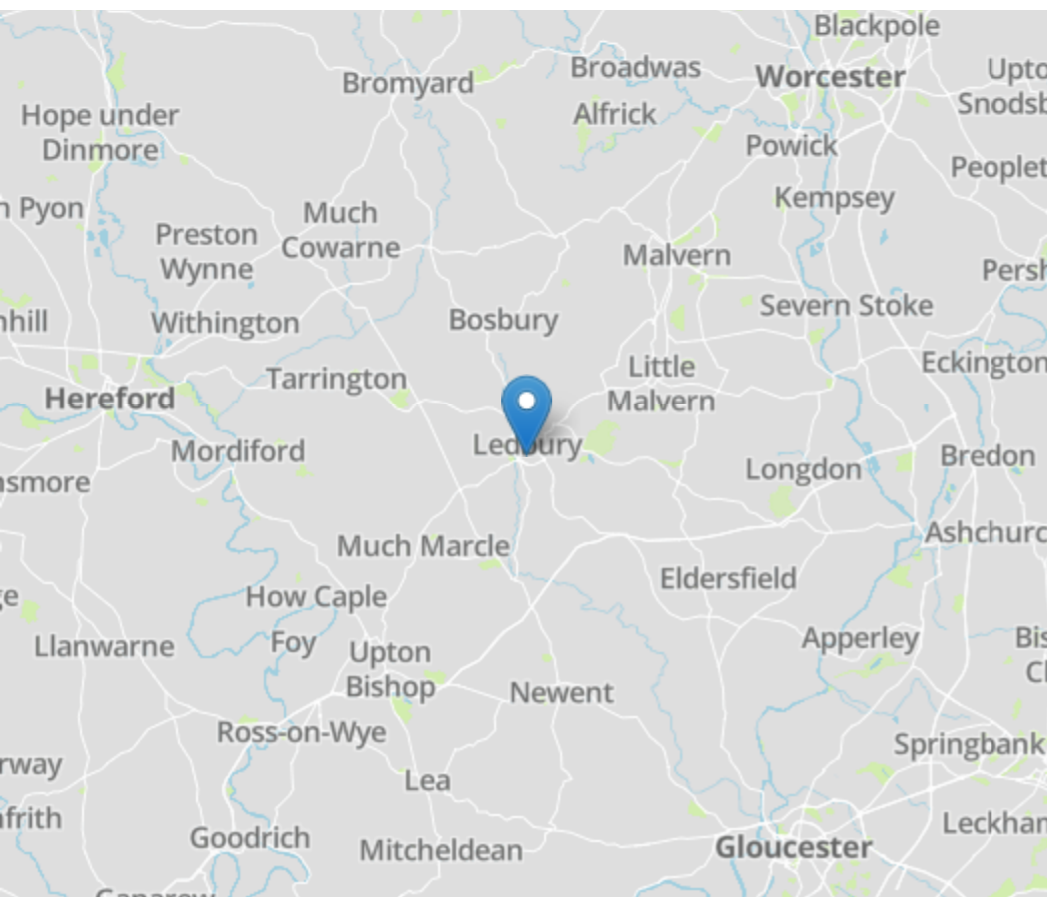
32 Oakland Drive  
Ledbury HR8 2ER

**£289,950**



**DIRECTIONS**

From our office turn right into Bye Street, continue onto Bridge Street, turn left into Woodleigh Road, follow this road to the end, turn right onto New Street, take the second left into Oakland Drive where the property can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

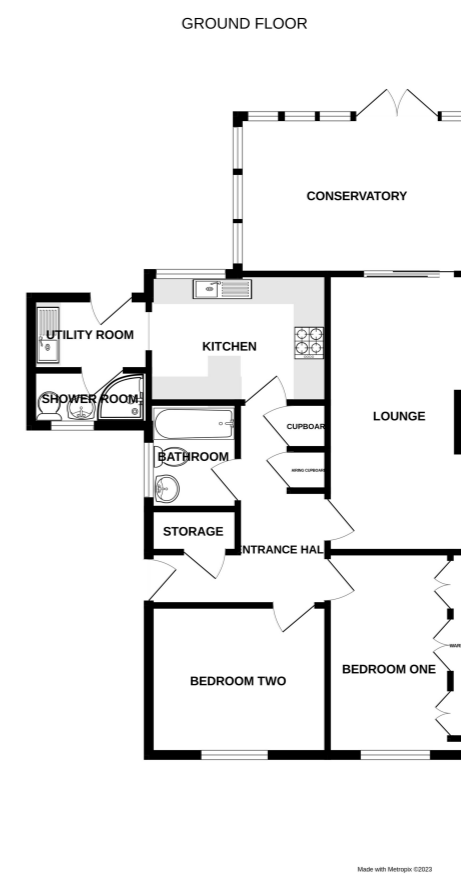
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- Set in a quiet cup-de-sac location.
- A well maintained semi-detached bungalow.
- Conservatory.
- Two Bedrooms.
- Two Bathrooms.
- Enclosed South Facing Garden.
- Garage and Off Road Parking.

**Hereford 01432 343477**

**Ledbury 01531 631177**



## 32 Oakland Drive

### Situation and Description

32 Oakland Drive is situated in a quiet cul-de-sac location within easy walking distance of Ledbury town centre. The bungalow offers well maintained accommodation throughout and comprises lounge, conservatory, kitchen, utility room, two bedrooms, two bathrooms, good size south facing garden, garage and off road parking.

In more detail the accommodation comprises:

### Inside

#### Entrance Hall

with radiator, power points, doors to Storage Cupboard, Airing Cupboard and Pantry. Doors to:

#### Lounge

10' 10" x 16' 9" (3.30m x 5.11m) with radiator, power points, T.V point, light tunnel to ceiling, sliding patio doors to:

#### Conservatory

14' 4" x 9' 6" (4.37m x 2.90m) with tiled

flooring, power points, double doors opening onto the garden.

#### Kitchen/Breakfast Room

10' 10" x 7' 9" (3.30m x 2.36m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset sink with drainer, breakfast bar, built-in ceramic hob with oven under, stainless steel extractor hood over, space for washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, power points, ceiling spot lights, opening to:

#### Utility Room

4' 4" x 7' 1" (1.32m x 2.16m) with window and door to rear opening onto the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, tiled splashbacks, power points.

#### Shower Room

with window to front, shower cubicle, low flush w.c., wash hand basin, ladder style radiator, shaver point, tiled splashbacks, extractor fan.

#### Bedroom One

8' 10" x 12' 3" (2.69m x 3.73m) 8 with window to front, range of fitted wardrobes, radiator, power points, T.V point.

#### Bedroom Two

9' 0" x 10' 10" (2.74m x 3.30m) with window to front, radiator, power points.

#### Bathroom

with window to side, panelled bath with shower over, low flush w.c., vanity unit with wash basin, tiled splashbacks, ladder style radiator, extractor fan.

### Outside

#### Approach

The property is approached from Oakland Drive via a wrought iron gate leading to a path which opens onto a good sized foregarden which has been laid mainly to gravel with inset shrub and floral borders.

#### Garden

The garden can be accessed via a wrought iron gate and comprises a large raised hardstanding area (which could be used for more parking) with steps leading to an established well stocked garden with

gravelled beds with inset shrub and florals, and water feature. The garden is fenced on all sides and offers considerable privacy.

#### Garage

12' 0" x 18' 2" (3.66m x 5.54m) located at the rear of the property and can be accessed via double wrought iron gates, leading to a paved parking area. The garage offers up and over door, power and light connected, window and pedestrian door to side onto the garden.



### 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  
10'10" x 16'9" (3.30m x 5.11m)
- Conservatory  
14'4" x 9'6" (2.90m x 4.37m)
- Kitchen/Breakfast Room  
10'10" x 7'9" (2.36m x 3.30m)
- Bedroom One  
8'10" x 12'3" (2.59m x 3.73m)
- Bedroom Two  
9' x 10'10" (2.74m x 10'10")
- Garage  
12' x 18'2" (3.66m x 5.54m)

### And there's more...

- Semi-Detached Bungalow.
- Two Bedrooms.
- Conservatory.
- Two Bathrooms.
- Enclosed South Facing Garden.
- Garage and Off Road Parking.