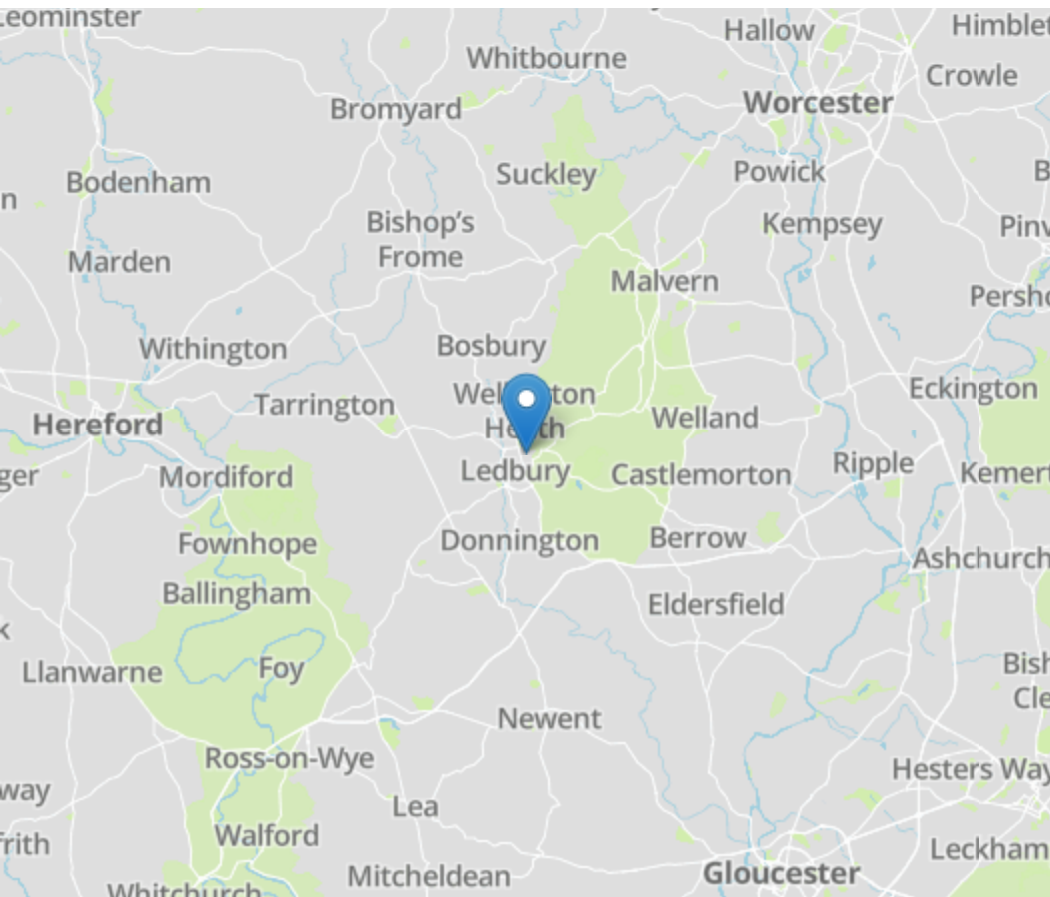




DIRECTIONS

From our office, proceed on The Homend, turn right into Knapp Lane, then take the third right into Upperfields, where Innisfree can be found on the right hand side as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold.

Services

All Mains services 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		82
A		
(81-91)		
B		
(69-80)	58	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)	58	
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

Innisfree, Upperfields

Ledbury HR8 1LE

£565,000



- Set in a highly sought after location. • A charming detached dormer bungalow. • Two Bedrooms. • Balcony with Stunning Views over Ledbury and surrounding countryside. • Delightful well stocked garden. • Double Garage. • Ample Off Road Parking. • No Onward Chain. • Potential to Extend (Subject to Planning Permission)

Hereford 01432 343477

Ledbury 01531 631177

Stooke
Hill and
Walshe
.co.uk



Innisfree

Situation and Description

Innisfree is situated in an elevated position within the highly sought after Upperfields, which is within easy walking distance into Ledbury town centre. The property is a charming detached dormer style bungalow with potential for extension (stop), currently enjoying two bedrooms, with balcony having stunning views over Ledbury town and the surrounding countryside, together with a large well stocked garden, double garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Hall

with radiator, opening to:

Kitchen/Dining Room

8' 10" x 11' 0" (2.69m x 3.35m) with large picture window to front and side

enjoying views over the garden and Ledbury, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four ring gas hob with oven under, eye level wall cupboards, integrated dishwasher, tiled splashbacks, radiator, power points, ceiling spot lights.

Lounge

11' 6" x 18' 3" (3.51m x 5.56m) with large picture window to front overlooking the garden, two windows to side, feature fireplace with Woodburning stove with brick surround and hearth, radiator, power points, T.V point, picture rail, door to Understairs Storage Cupboard.

Inner Hall

with power points, stairs to first floor, doors to:

Utility Room

with window and door to rear, space and plumbing for washing machine and fridqe/freezer, power points.

Bedroom

9' 10" x 11' 7" (3.00m x 3.53m) with two windows to side, radiator, power points, picture rail.

First Floor

Bedroom

11' 6" x 8' 2" (3.51m x 2.49m) with windows to both sides, radiator, power points, double doors to built-in cupboard. Door to:

Balcony

with stunning views over the garden, Ledbury town and surrounding countryside.

Outside

Approach

The property is approached from Upperfields via wrought iron gates with tarmacadam driveway leading down to a large parking/turning area with space for numerous cars, a gravelled area providing further parking and leads to:

Double Garage

with up and over door, power and light connected, pedestrian door to side.

Garden

The garden forms a delightful feature of the property and wraps around, offering large patio edged by well stocked established shrub and floral borders, step up to a veranda with stunning views, step down to a large lawn enjoying a range of established trees. A gravelled path meanders through a further area with shrub and floral beds leading to a raised gravelled seating area.

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...

- ☒ Kitchen
8'10 x 11' (2.69m x 3.35m)
- ☒ Lounge
11'6 x 18'3 (3.51m x 5.56m)
- ☒ Bedroom
9'10 x 11'7 (3m x 3.53m)
- ☒ Bedroom
11'6 x 8'2 (3.51m x 2.49m)

And there's more...

- ☒ Set in an elevated south after location.
- ☒ Charming Detached Dormer Bungalow.
- ☒ Two Bedrooms.
- ☒ Stunning Views Over Ledbury and Surrounding Countryside.
- ☒ Large, Well Stocked Garden.
- ☒ Double Garage and Ample Off Road Parking.
- ☒ No Onward Chain.