



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains services are connected.

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

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

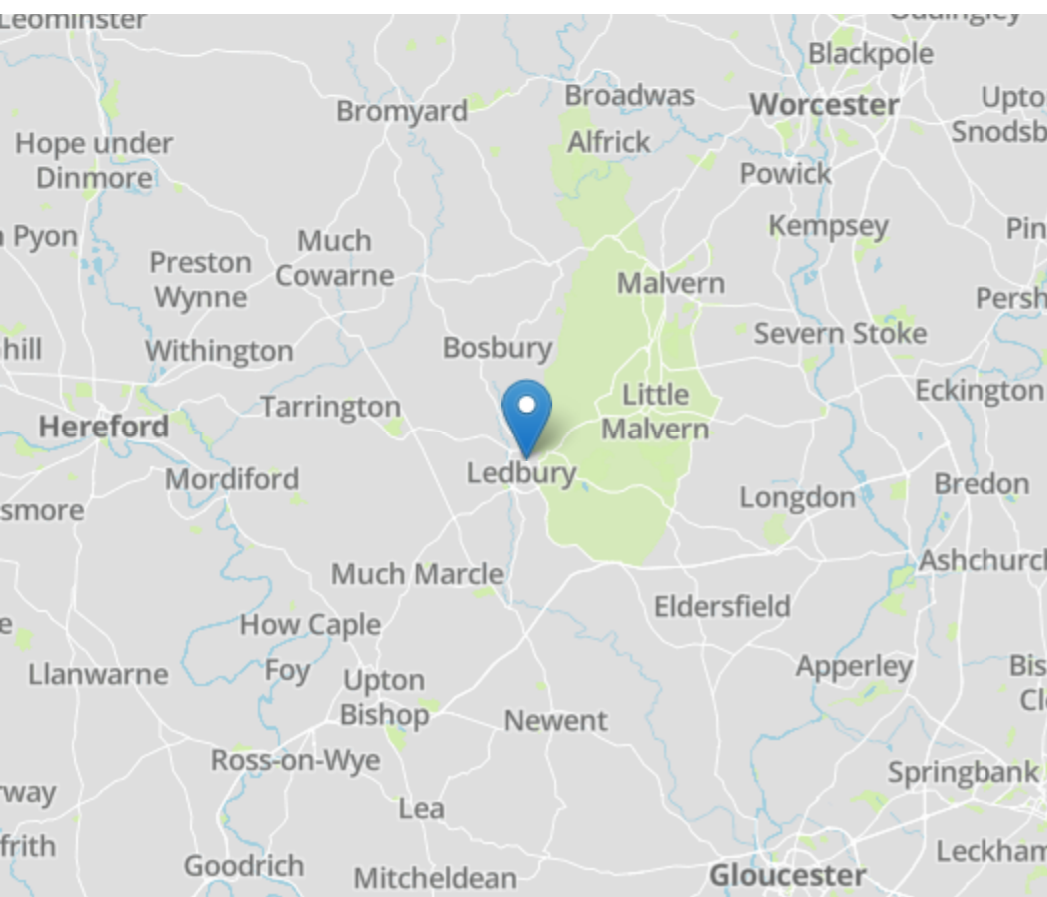
203
The Homend Ledbury HR8 1BS

£335,000



DIRECTIONS

The property can be found approximately 500 yards from our office on The Homend.

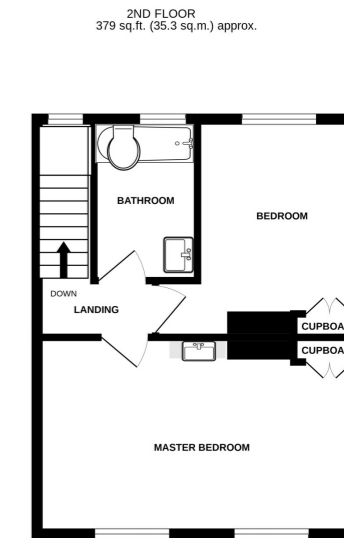
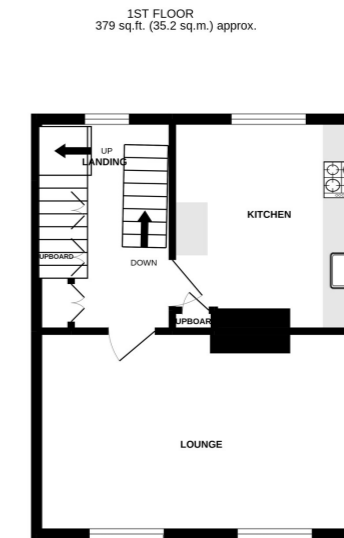
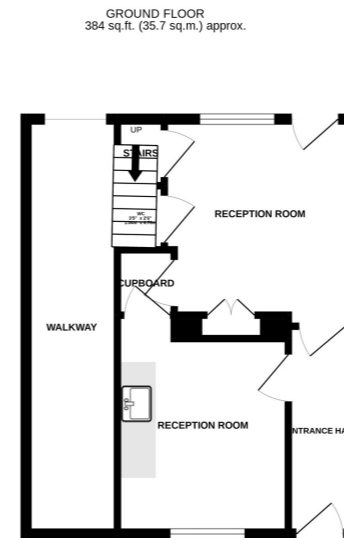


MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 the heart of Ledbury town centre.
- Three Storey Town House.
- Grade II Listed.
- Three Reception Rooms.
- Two Double Bedrooms.
- Garden.
- No Onward Chain.
- Currently part commercial

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.
Made with Metropix ©2022

203 The Homend

Situation and Description

203 The Homend is situated in the heart of Ledbury town centre and currently has part commercial usage with flat above, but could be converted back to form a spacious town house (stpp). The property offers many character features throughout together with three reception rooms, two double bedrooms, courtyard and garden.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points. Doors to:

Reception Room

10' 7" x 9' 3" (3.23m x 2.82m) currently used as a treatment room, range of laminate worktops with cupboards and drawers under, inset stainless steel sink, eye level wall cupboards, radiator, power points, door to Storage Cupboard.

Reception Room

10' 5" x 10' 0" (3.17m x 3.05m) currently

used as a waiting room, with window and door to rear, radiator, power points, door to Storage Cupboard. Door to:

Cloakroom

with low flush w.c., wash basin, tiled splashbacks.

First Floor

Landing

with window to rear, power points, doors to fitted cupboards. Doors to:

Lounge

17' 6" x 11' 9" (5.33m x 3.58m) with two windows to front, feature original cast iron fireplace with wooden mantle, two radiators, power points, T.V point.

Kitchen

10' 7" x 9' 8" (3.23m x 2.95m) with window to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for electric oven, washing machine and fridge/freezer, eye level wall cupboards, tiled splashbacks, radiator, power points, wall mounted Worcester central heating boiler.

Second Floor

Landing

with window to rear, hatch to large roof space, power points. Doors to:

Bedroom One

17' 6" x 11' 6" (5.33m x 3.51m) with two windows to front, two radiators, power points, T.V point, wall lights, doors to built-in storage cupboard.

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m) with window to rear, radiator, power points, door to built-in Storage Cupboard.

Bathroom

with window to rear, panelled bath with shower over, low flush w.c., vanity unit with inset wash basin and cupboards under, radiator.

Outside

Approach

The property is accessed from The Homend.

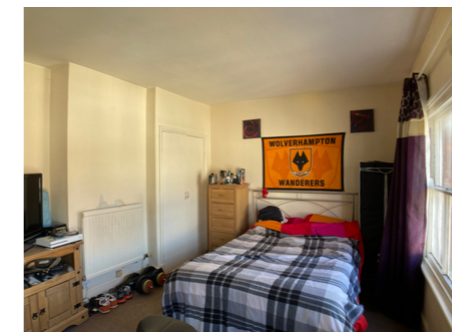
To the side of the property is a door leading to a shared alleyway giving

access to:

Garden

Accessed via a wooden gate leading to a walled courtyard with outside tap, door to useful brick built storage shed.

Steps lead via neighbouring property to a raised lawn which is fenced on all sides.



At a glance...

- Reception Room
10'7 x 9'3 (3.23m x 2.82m)
- Reception Room
10'5 x 10' (3.17m x 3.05m)
- Lounge
17'6 x 11'9 (5.33m x 3.58m)
- Kitchen
10'7 x 9'8 (3.23m x 2.95m)
- Bedroom One
17'6 x 11'6 (5.33m x 3.51m)
- Bedroom Two
10'7 x 9'1 (3.23m x 2.77m)

And there's more...

- Set in the heart of Ledbury town.
- Three Storey Town House.
- Three Reception Rooms.
- Two Double Bedrooms.
- Garden.
- No Onward Chain.

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.