



**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

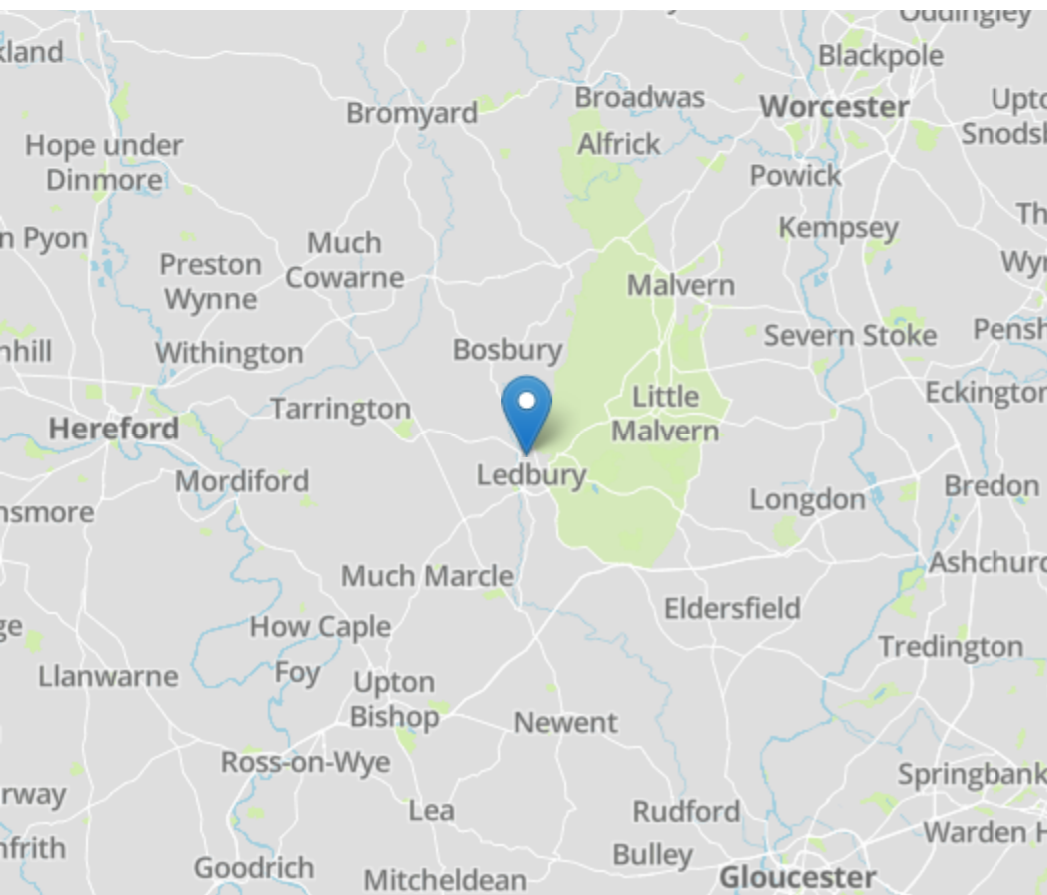
10 Target Close  
Ledbury HR8 2LR

**£215,000**



**DIRECTIONS**

From our office continue on The Homend towards the railway station, continue onto the Hereford Road, at the roundabout take the first exit into New Mills Way, take the first left into Viking Way, then first right into Target Close and the property can be found as indicated by the For Sale board.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		90
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	75	
(65 to 68) <b>D</b>		
(39 to 64) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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.

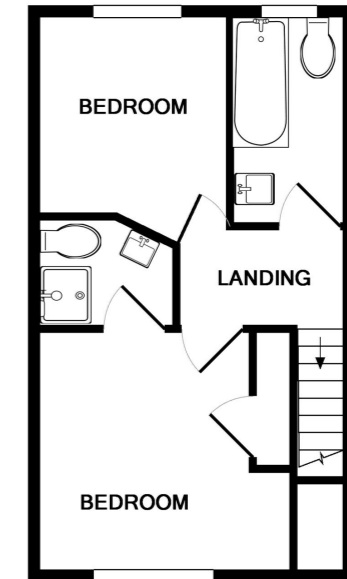
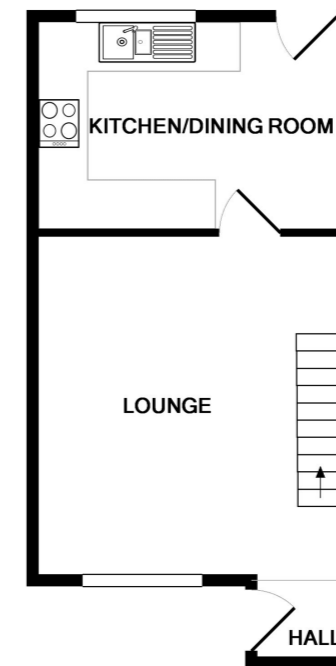


- Set in a popular residential location.
- A mid-terraced modern house.
- Two Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Off road parking for two vehicles.

Hereford 01432 343477

Ledbury 01531 631177





GROUND FLOOR  
APPROX. FLOOR  
AREA 303 SQ.FT.  
(28.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)  
Made with Metropix ©2014

## 10 Target Close

### Situation and Description

10 Target Close is situated in a popular residential location within easy access to Ledbury Town Centre. The property offers lounge, kitchen/dining room, master bedroom with en-suite shower, second bedroom, bathroom, enclosed garden and off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Hall

with opening to:

#### Lounge

14' x 12' 9" (4.26m x 3.88m) with window to front, radiator, power points, T.V point. Door to:

### Kitchen/Dining Room

12' 9" x 8' 8" (3.88m x 2.64m) with window and door to rear, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four ring gas hob with electric oven under and extractor hood over, eye level wall cupboards, space for washing machine and fridge/freezer, tiled splashbacks, radiator, power points, wall mounted central heating boiler.

### First Floor

#### Landing

with hatch to roof space, doors to:

#### Bedroom

10' 9" x 9' 11" (3.27m x 3.02m) with window to front, double doors to built-in wardrobe, radiator, power points. Door to:

### En-Suite

with shower cubicle having Mira shower, low flush w.c., pedestal wash basin, fully tiled walls, radiator, extractor fan.

### Bedroom

8' 2" x 7' 10" (2.48m x 2.38m) with window to rear, radiator, power points.

### Bathroom

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

### Outside

#### Garden

The property is approached from Target Close via a tarmac driveway with ample parking.

The rear garden can be accessed via a wooden rear gate and has

been laid for ease of maintenance to include a patio with shrub and floral beds and step leading to a raised lawn with Summer House. The garden is fenced on all sides.



### At a glance...

- Lounge  
14' x 12'9 (4.26m x 3.88m)
- Kitchen/Dining Room  
12'9 x 8'8 (3.88m x 2.64m)
- Bedroom One  
10'9 x 9'11 (3.27m x 3.02m)
- Bedroom Two  
8'2 x 7'10 (2.48m x 2.38m)

### And there's more...

- Set in a popular residential location.
- Two Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Off Road Parking.

### 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.