

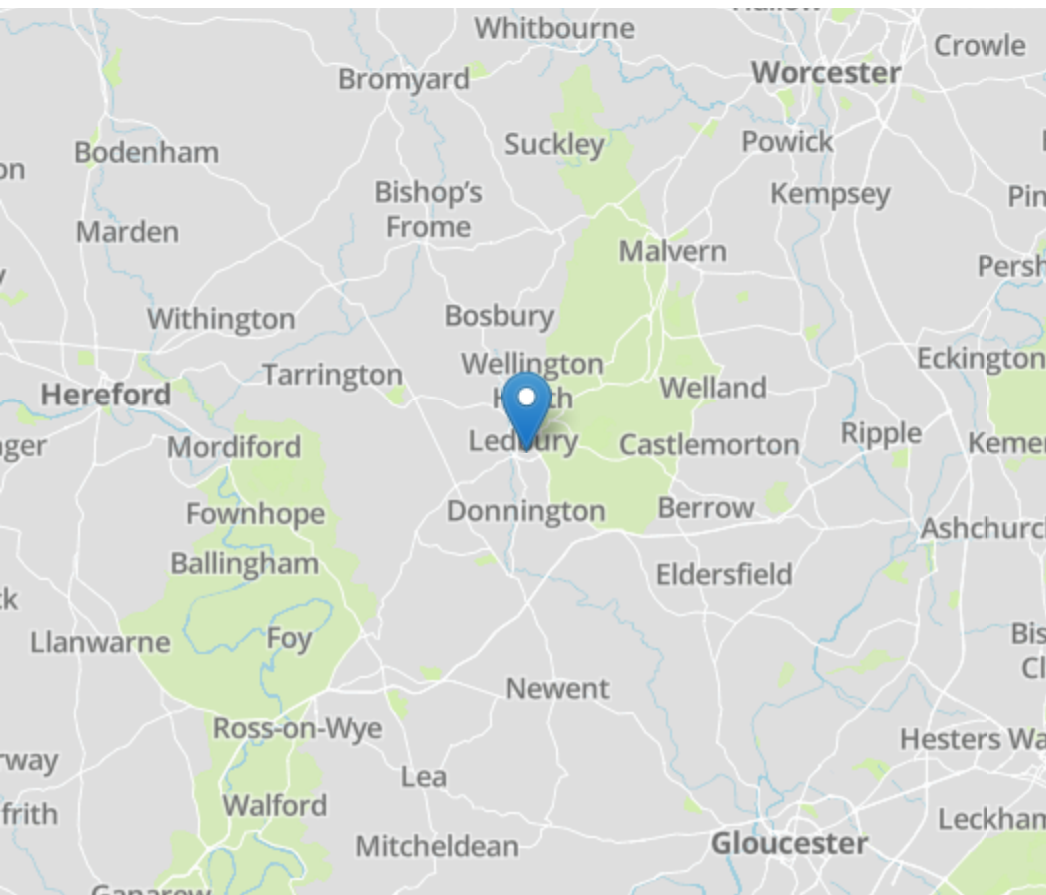
36 Russet Close  
Ledbury HR8 2XR

66% Shared Ownership £139,482



## DIRECTIONS

From the town centre proceed on The Homend onto The Southend, turn right into Biddulph Way, take the 5th right into Bramley Close, take the first left into Russet Close, at the T junction turn left where the property can be found on the left hand side.



## 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

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+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

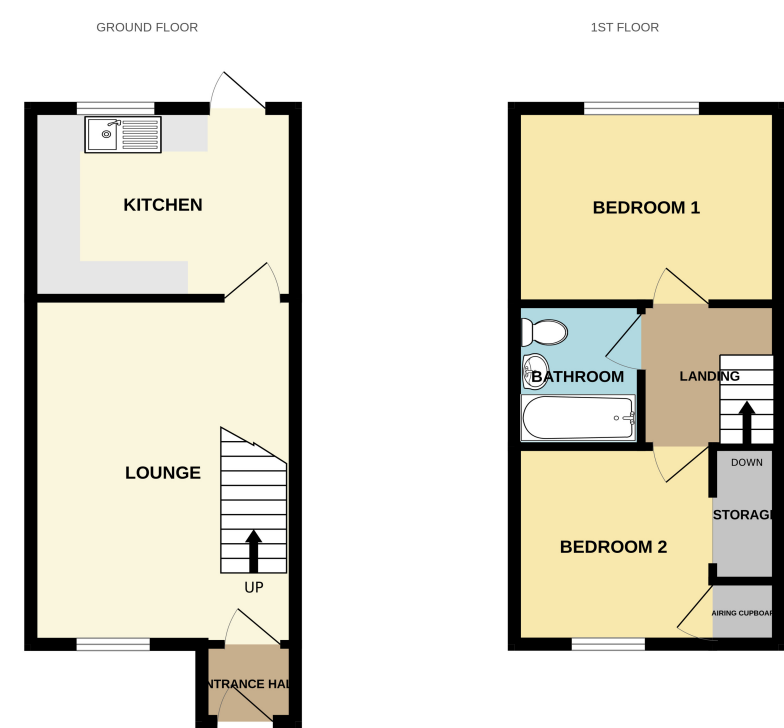


- Set in an established residential location within easy access to Ledbury town centre.
- A well maintained terraced house.
- Two Bedrooms.
- Enclosed Garden.
- Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177





Made with Hectrigx ©2025

## 36 Russet Close

### Situation and Description

36 Russet Close is situated in an established residential location within walking distance of Ledbury town centre. The property offers well-maintained accommodation throughout to include: entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom, enclosed garden and off-road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power point. Door to:

#### Lounge

11' 11" x 15' 6" (3.63m x 4.72m) with window to front, radiator, power points, wall-mounted electric living flame fire with wooden surround, T.V. point. Door to:

### Kitchen/Dining Room

11' 11" x 8' 7" (3.63m x 2.62m) with window and door to rear, range of worktops with cupboards and drawers under, with sink with drainer, built-in ceramic hob with even under and extractor hood over, eye-level wall cupboards, space for washing machine and fridge/freezer, integrated dishwasher, tiled splashbacks, power points, radiator.

### First Floor

#### Landing

with hatch to roof space, power points, doors to:

#### Bedroom One

11' 11" x 8' 8" (3.63m x 2.64m) with window to rear, radiator, power points.

#### Bedroom Two

8' 8" x 8' 10" (2.64m x 2.69m) with window to front, radiator, power points, door to Airing Cupboard and Storage Area.

### Bathroom

white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower over, low flush w.c., fully tiled walls, radiator, extractor fan.

## Outside

### Approach

The property is approached from Russet Close via a concrete driveway with adjacent slated area with inset shrub and floral borders leading to the front door.

### Garden

The rear garden can be accessed via a wooden rear gate and comprises a patio with adjacent gravelled area with vegetable beds, Garden Shed. The garden is enclosed on all sides and offers considerable privacy.

## Shared Ownership

### Monthly Fees

Purchase Price: £139,482 for a 66% share

Rent: £189.12pcm

Service Charge: £32.60

Remaining Lease: Approximately 80 years

The property is available to purchase as a whole. For further details please contact our office.

## 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  
11'11 x 15'6 (3.63m x 4.72m)
- ✓ Kitchen/Dining Room  
11'11 x 8'7 (3.63m x 2.62m)
- ✓ Bedroom One  
11'11 x 8'8 (3.63m x 2.64m)
- ✓ Bedroom Two  
8'8 x 8'10 (2.64m x 2.69m)

## And there's more...

- ✓ Well Maintained Terraced House.
- ✓ Two Bedrooms.
- ✓ Enclosed Garden.
- ✓ Off Road Parking.