

22 Gibson Road  
Ledbury HR8 2US

**£285,000**



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: 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](http://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

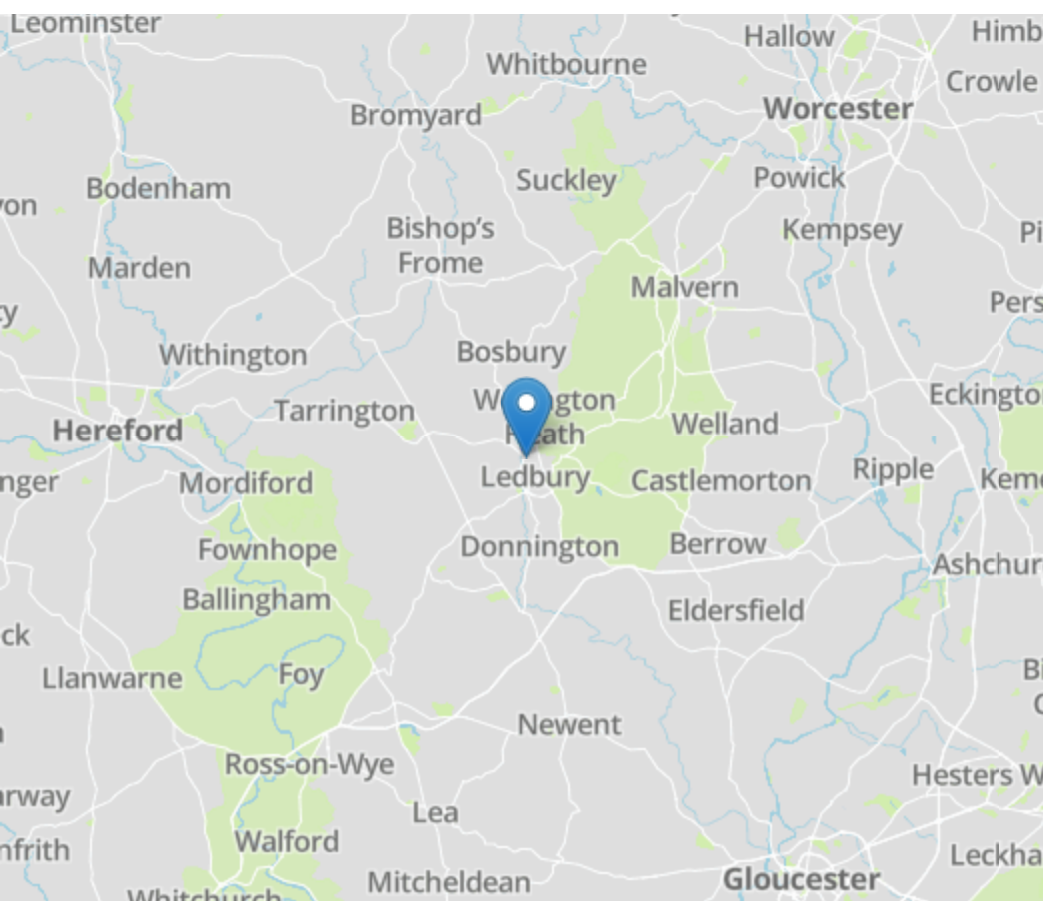
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.



## DIRECTIONS

From our office proceed on The Homend, continue onto the Hereford Road, at the roundabout take the first exit into New Mills Way, take the first right into Brooke Road, at the T junction turn right into Gibson Road where the property can be found on the right hand side.



- Set in a popular residential location within walking distance of Ledbury town centre.
- A well maintained end-terrace house.
- Three Bedrooms.
- Larger than average garden.
- Garage and parking for several cars.

**Hereford 01432 343477**

**Ledbury 01531 631177**





## 22 Gibson Road

### Situation and Description

Gibson Road is situated within the popular New Mills development located within easy walking distance of Ledbury town centre. Number 22 offers well maintained accommodation throughout to include, lounge, kitchen/dining room, three bedrooms, bathroom, larger than average garden split into two sections, garage and off road parking for several cars.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, stairs to first floor. Doors to:

#### Cloakroom

with window to front, low flush w.c., wash basin, tiled splashbacks, radiator.

#### Lounge

14' 9" x 15' 1" (4.50m x 4.60m) with window to front, radiator, power points, T.V point. Door to:

#### Kitchen/Dining Room

14' 9" x 10' 1" (4.50m x 3.07m) with window and double doors to rear opening onto the garden, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built in four ring gas hob with oven under and extractor hood over, eye level wall cupboards, space for fridge/freezer, washing machine and dishwasher, tiled splashbacks, radiator, power points.

### First Floor

#### Landing

with hatch to roof space, power points, door to Airing Cupboard. Doors to:

#### Bedroom One

8' 2" x 12' 2" (2.49m x 3.71m) with window to rear, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Two

8' 2" x 11' 0" (2.49m x 3.35m) with window to front, radiator, power points, door to built-in wardrobe.

#### Bedroom Three

6' 6" x 9' 2" (1.98m x 2.79m) with window to rear, radiator, power points.

#### Bathroom

with window to front, panelled bath with shower over, low flush w.c, wash basin, tiled splashbacks, extractor fan, radiator.

### Outside

#### Approach

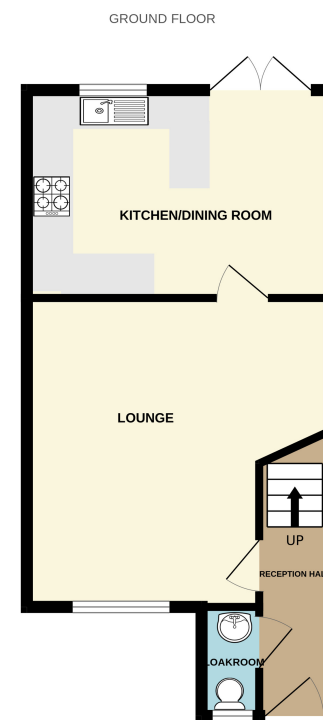
The property is approached from Gibson Road via a Tarmacadam driveway with parking for several cars, steps lead to the front door.

#### Garage

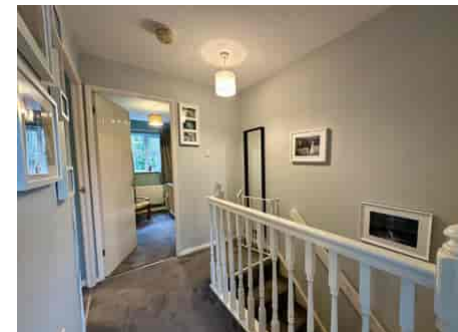
with up and over door, power and light connected.

### Garden

The rear can be accessed via a wooden side gate and is sectioned into two areas, directly from the house is a patio seating area with step up to a raised lawn with inset shrubs, a wooden gate opens to a second area of garden which comprises a large lawn, Greenhouse and Garden Shed and access for the neighbouring property, a wooden gate gives access to the front.



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### 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  
14'9 x 15'1 (4.50m x 4.60m)
- ☒ Kitchen/Dining Room  
14'9 x 10'1 (4.50m x 3.07m)
- ☒ Bedroom One  
8'2 x 12'2 (2.49m x 3.71m)
- ☒ Bedroom Two  
8'2 x 11' (2.49m x 3.35m)
- ☒ Bedroom Three  
6'6 x 9'2 (1.98m x 2.79m)

### And there's more...

- ☒ A well maintained end-terrace house.
- ☒ Three Bedrooms.
- ☒ Larger than average garden.
- ☒ Garage and Ample Off Road Parking.