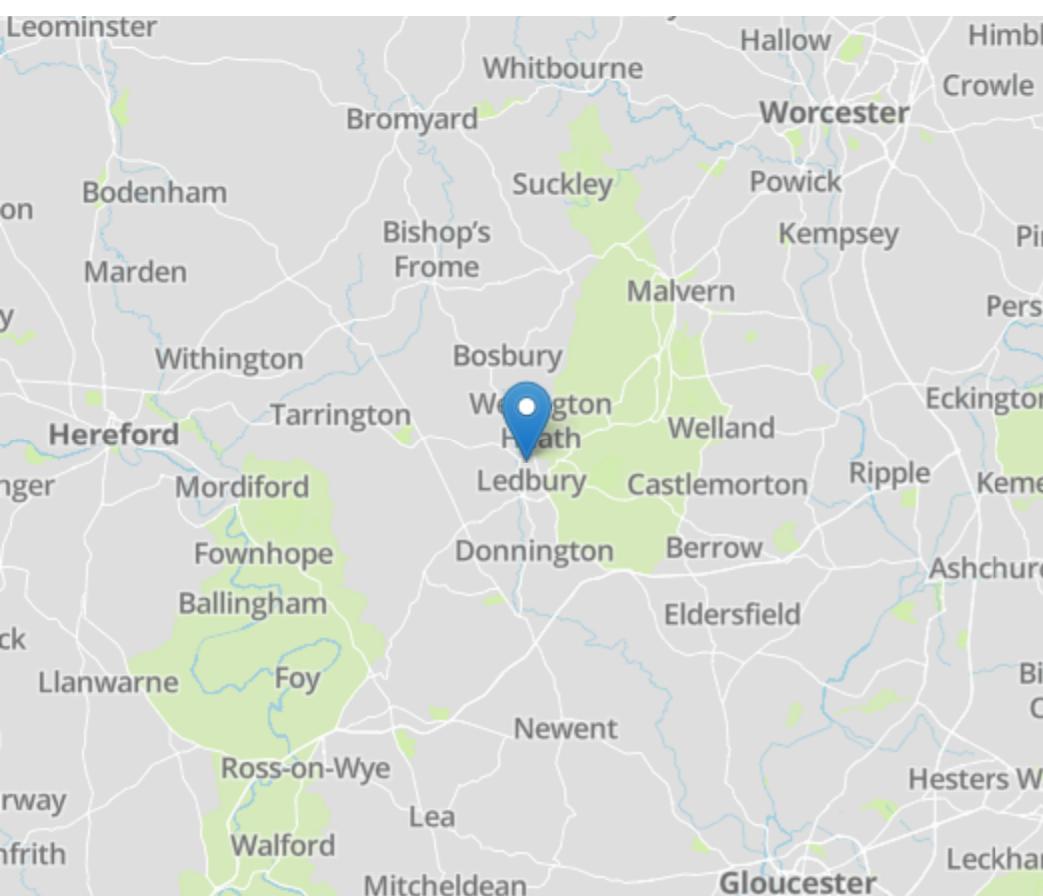




DIRECTIONS

From our office proceed on The Homend, at the traffic lights turn left onto the Hereford Road, at the roundabout take the first right into New Mills Way, take the first left into Viking Way, then first right into Target Close 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 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

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.

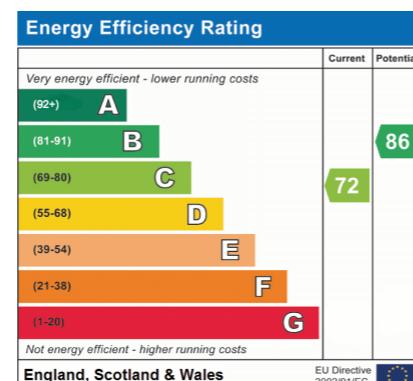
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

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



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 or 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.

7 Target Close
Target Close Ledbury HR8 2LR

£290,000



- Immaculately Presented End-Terrace House.
- Open plan kitchen/dining room.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage.
- Off road parking for a number of cars.

Hereford 01432 343477

Ledbury 01531 631177



7 Target Close

Situation and Description

Target Close is located within the popular New Mills development which is within easy walking distance of Ledbury town centre. Number 7 offer immaculately presented accommodation throughout to include, cloakroom, lounge, kitchen/dining room, three bedrooms, two bathrooms, enclosed garden, garage and off road parking for several cars.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, door to:

Cloakroom

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

Lounge

15' 7" x 10' 11" (4.75m x 3.33m) with window to front, radiator, power points, T.V point, opening to:

Inner Hall

Kitchen/Dining Room

15' 7" x 8' 11" (4.75m x 2.72m) with window and double doors to rear opening onto the garden, range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in ceramic four ring hob with oven under and extractor fan over, eye level double oven, integrated fridge/freezer and dishwasher, eye level wall cupboards, tiled splashbacks, power points, radiator, ceiling spot lights. Opening to:

Utility Area

with range of laminate worktops, space for washing machine and tumble dryer, tiled splashbacks, power points, eye level wall cupboards.

First Floor

Landing

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

Master Bedroom

12' 3" x 9' 3" (3.73m x 2.82m) with window to rear overlooking the garden, radiator, power points, double doors to built-in wardrobe. Door to:

En-Suite

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

Bedroom Two

9' 6" x 7' 7" (2.90m x 2.31m) with window to front, radiator, power points.

Bedroom Three

5' 11" x 8' 3" (1.80m x 2.51m) with window to front, radiator, power points.

Bathroom

with panelled bath, low flush w.c., pedestal wash basin, ladder style radiator, tiled splashbacks, extractor fan.

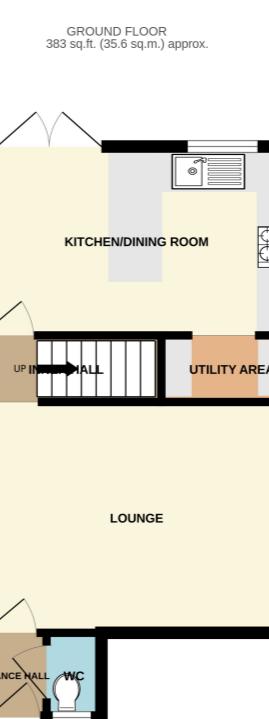
Outside

Approach

The property is approached from Target Close via a gravelled area with parking for two cars, path give access to the front door.

Garage

located in a block with up and over door, parking space to the front.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



Garden

The rear garden can be accessed via a wooden side gate and comprises patio seating area with step leading to a raised lawn, well stocked shrub and floral beds, useful Summer House. The garden is fenced on all sides and offers security for both pets and children.



At a glance...

- Lounge
15' 7" x 10' 11" (4.75m x 3.33m)
- Kitchen/Dining Room
15' 7" x 8' 11" (4.75m x 2.72m)
- Master Bedroom
12' 3" x 9' 3" (3.73m x 2.82m)
- Bedroom Two
9' 6" x 7' 7" (2.90m x 2.31m)
- Bedroom Three
5' 11" x 8' 3" (1.80m x 2.51m)

And there's more...

- Immaculately Presented.
- End-Terrace House.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Garage.
- Ample Off Road Parking.