



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

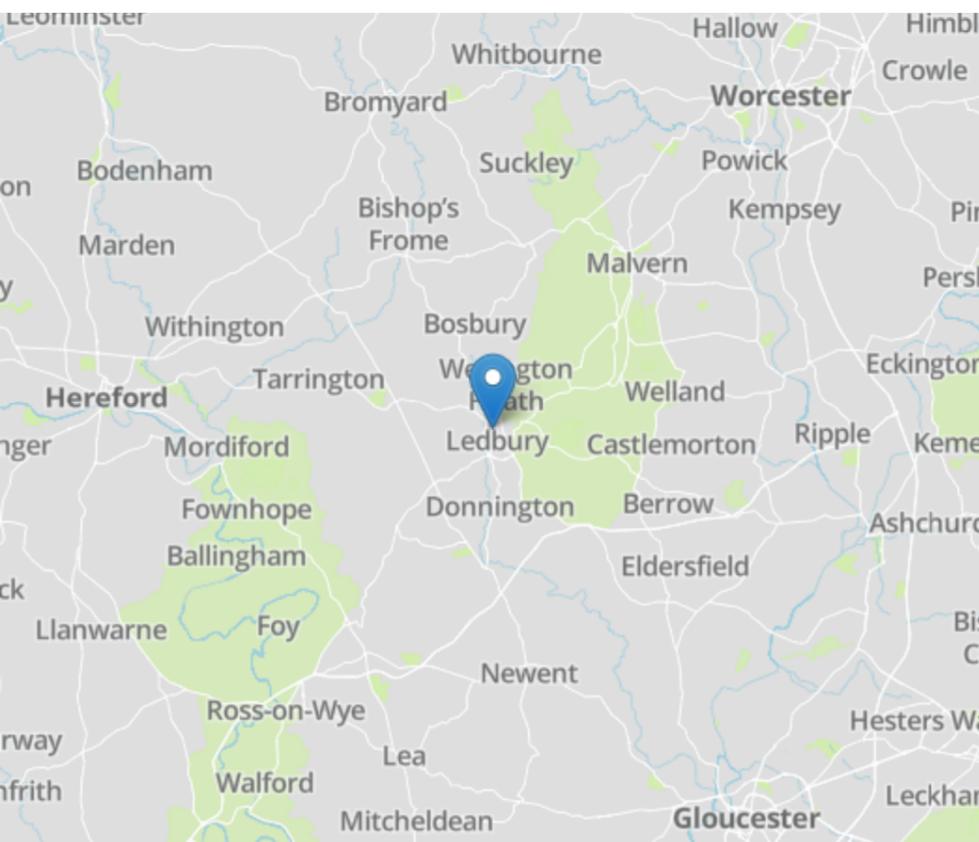
21 Browning Road
Ledbury HR8 2GA

£229,950



DIRECTIONS

From our office proceed on The Homend, continue onto the Hereford Road, at the roundabout take the second exit onto Leodon Way, at the next roundabout take the first exit into New Mills Way, take the first right into Browning Road, follow this road along and the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

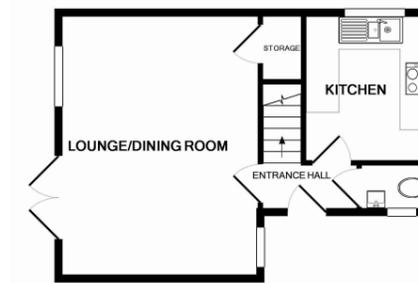
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



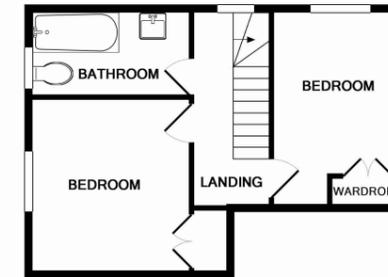
- Well Presented Mid-Terraced House.
- Two Double Bedrooms.
- Enclosed Garden.
- Off Road Parking.
- No onward chain

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)
Made with Metropix ©2016

21 Browning Road

Situation and Description

21 Browning Road is situated within easy walking distance of Ledbury town centre and the primary school. The property offers well presented accommodation throughout to include cloakroom, lounge/dining room, kitchen, two double bedrooms, bathroom, enclosed garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, laminate flooring, doors to:

Cloakroom

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

Kitchen

9' 0" x 7' 11" (2.74m x 2.41m) with window to rear, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built in gas hob with electric oven under and stainless steel extractor hood over, eye level wall cupboards, space for washing machine and fridge/freezer, wall mounted Worcester central heating boiler, tiled splashbacks, power points, tiled flooring.

Lounge/Dining Room

16' 3" x 12' 3" (4.95m x 3.73m) with window and double doors to side leading to the garden, two radiators, power points, T.V point, telephone point, further window overlooking the front. Door to Understairs Cupboard.

First Floor

Landing

with window to rear, power points,

hatch to roof space, door to Cupboard. Doors to:

Bedroom One

10' 10" x 9' 9" (3.30m x 2.97m) with window to side, radiator, power points, double doors to built-in wardrobes.

Bedroom Two

12' 4" x 8' 0" (3.76m x 2.44m) with window to rear, radiator, power points, double doors to built-in wardrobe.

Bathroom

9' 9" x 5' 3" (2.97m x 1.60m) with window to side, panelled bath with dual head shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, shaver point, tiled flooring, extractor fan.

Outside

Garden

The property is approached from

Browning Road via a pathway with gravelled border. To the side of the property is a driveway leading to two allocated parking spaces.

The rear garden can be accessed via a wooden gate and comprises a good size patio with lawn, raised flower bed. and Wooden Shed. The garden is enclosed on all sides and offers security for both children and pets.



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...

- Kitchen
9' 0" x 7' 11" (2.74m x 2.41m)
- Lounge/Dining Room
16' 3" x 12' 3" (4.95m x 3.73m)
- Bedroom One
10' 10" x 9' 9" (3.30m x 2.97m)
- Bedroom Two
12' 4" x 8' 0" (3.76m x 2.44m)

And there's more...

- Well Presented modern house.
- Two Double Bedrooms.
- Enclosed Garden.
- Two Off Road Parking Spaces
- Gas Central Heating.
- Double Glazing.