

31 Bridge Street
Ledbury HR8 2AH

£210,000



- Two Double Bedrooms.
- Garden.
- Off Road Parking.
- Set within walking distance of Ledbury town centre.
- Many character features throughout.

31 Bridge Street

Situation and Description

31 Bridge Street is situated within easy walking distance of Ledbury town centre. The property offers many character features throughout along with two reception rooms, two double bedrooms, garden and off road parking.

In more detail the accommodation comprises:

Ground Floor

Lounge

11' 5" x 11' 11" (3.48m x 3.63m) with window to front, original feature fireplace, radiator, power points. Door to:

Dining Room

11' 5" x 11' 10" (3.48m x 3.61m) with window to rear, feature fireplace with wood burner, radiator, power points, original tiled floor. Door to:

Kitchen

5' 4" x 7' 2" (1.63m x 2.18m) with window to side, laminate worktop with cupboards and drawers under, inset sink with drainer, built-in electric hob, eye level oven, tiled splashbacks, tiled flooring, wall mounted gas boiler, power points. Door to:

Rear Hall

with door to side to garden, door to:

Bathroom

with window to rear, low flush w.c., wash basin, shower cubicle, tiled splashbacks, radiator.

First Floor

Landing

with doors to:

Bedroom One

11' 5" x 11' 11" (3.48m x 3.63m) with window to front, feature original fireplace, radiator, power points.

Bedroom Two

11' 5" x 9' 2" (3.48m x 2.79m) with window to rear, feature original fireplace, radiator, power points.

Outside

Approach

The property is approached from Bridge Street via steps leading to a lawned foregarden.

Garden

The rear garden comprises a paved courtyard area with steps and shared path leading to lawned garden area. To the rear of the garden is a shared wooden gate which opens onto a gravelled parking space.

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.

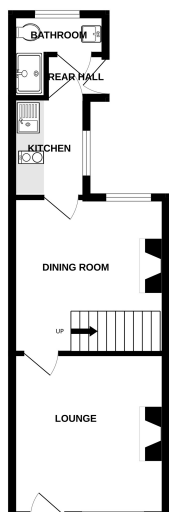
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

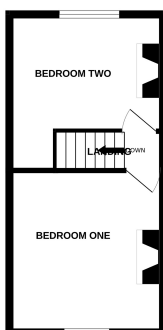
MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

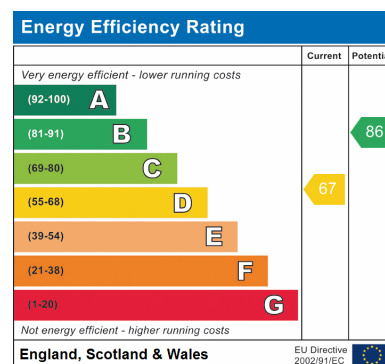
GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) approx.
Made with floorplan-12312



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