



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains service 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

1 Mayfield Villas, Woodleigh Road  
Ledbury HR8 2BG

**£359,950**



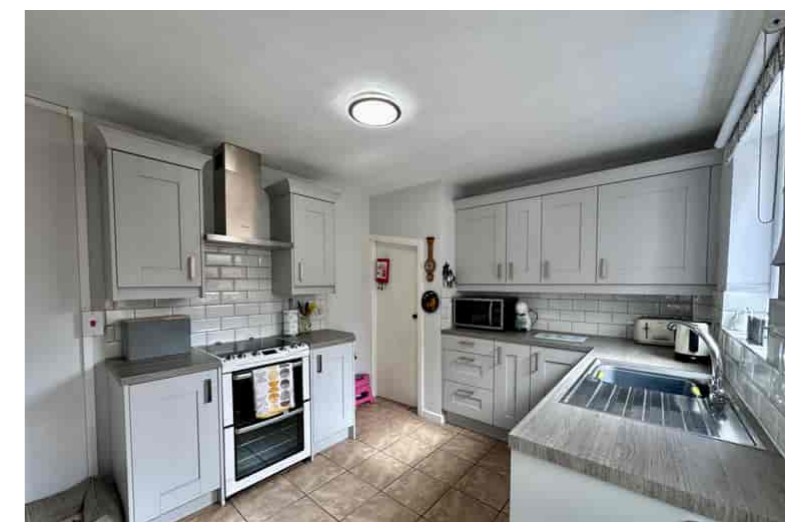
**DIRECTIONS**

From our office turn right into Bye Street, continue onto Bridge Street, take the send left into Woodleigh Road where the property can be found on the left hand side as indicated by the For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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.



- Set in an established residential location.
- A charming semi-detached house.
- Many Character Features.
- Two Reception Rooms.
- Three Bedrooms.
- Good Size Garden.

Hereford 01432 343477

Ledbury 01531 631177



## 1 Mayfield Villas

### Situation and Description

1 Mayfield Villas is located in an established residential location within easy walking distance of Ledbury town centre. The property offers charm and character throughout and the accommodation comprises two reception rooms, three bedrooms, good size, well stocked garden.

In more detail the accommodation comprises:

### Ground Floor

#### Reception Hall

with original tiled flooring, radiator, power points, doors to:

#### Lounge

12' 0" x 11' 11" (3.66m x 3.63m) with bay window to front, feature fireplace with wooden mantle and tiled hearth, inset electric Living Flame fire, radiator, power points, T.V point, telephone point.

#### Dining Room

12' 9" x 12' 10" (3.89m x 3.91m) with

window to rear overlooking the garden, radiator, power points, double doors to built-in Storage Cupboard, wooden flooring, radiator, power points, opening to:

#### Kitchen

9' 4" x 10' 10" (2.84m x 3.30m) with window and door to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for electric cooker with stainless steel extractor hood over, eye level walls cupboards, tiled flooring, power points, radiator, door to Pantry Cupboard. Door to:

#### Utility Room

6' 3" x 8' 7" (1.91m x 2.62m) with window to rear, space for washing machine, tumble dryer and fridge/freezer, sink, tiled splashbacks. Sliding Door to:

#### Cloakroom

with window to side, low flush w.c., wall mounted Worcester central heating boiler.

### First Floor

#### Landing

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

#### Bedroom One

14' 10" max x 11' 11" (4.52m max x 3.63m) with window to front, feature original fireplace with wooden surround and tiled mantle, radiator, power points, double doors to fitted wardrobes.

#### Bedroom Two

9' 11" x 12' 10" (3.02m x 3.91m) with window to rear overlooking the garden, feature original fireplace with wooden mantle and decorative tiled hearth, radiator, power points.

#### Bedroom Three

6' 6" x 10' 10" (1.98m x 3.30m) with window to side, radiator, power points.

#### Bathroom

9' 2" x 5' 9" (2.79m x 1.75m) with window to rear, corner shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

### Outside

### Approach

The property is approached from Woodleigh Road via a wrought iron gate with path leading to the property with adjacent small gravelled foregarden.

### Garden

The rear garden can be accessed via a wooden side gate and forms a delightful feature of the property comprising a patio with Garden Shed and adjacent good size lawn, path leads to a gravelled area with inset wild flowers and second garden shed. The garden is fenced on all sides.



### 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  
12' x 11'11" (3.66m x 3.63m)
- Dining Room  
12'9 x 12'10 (3.89m x 3.91m)
- Kitchen  
9'4 x 10'10 (2.84m x 3.30m)
- Bedroom One  
14'10 max x 11'11 (4.52m x 3.63m)
- Bedroom Two  
9'11 x 12'10 (3.02m x 3.91m)
- Bedroom Three  
6'6 x 10'10 (1.98m x 3.30m)

### And there's more...

- Set in an established residential location.
- A Charming Older Style House.
- Semi-Detached.
- Two Reception Rooms.
- Three Bedrooms.
- Enclosed Garden.
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