

Flat 20 The Homend  
Ledbury HR8 1BT

**£149,950**



• Set in the heart of Ledbury town centre. • A recently refurbished, spacious, two storey flat. • Two Double Bedrooms. • BUY TO LET PURCHASE ONLY



## Flat 20

### Situation and Description

Flat 20 is situated in the heart of Ledbury town centre. The property offers spacious accommodation set over two floors to include kitchen, large lounge/dining room, two double bedrooms and bathroom.

The property is currently tenanted and offers an ideal investment opportunity or can be owner occupied after the initial 6 months.

In more detail the accommodation comprises:

### First Floor

#### Kitchen

15' 5" x 7' 0" max (4.70m x 2.13m max) with window to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, tiled splashbacks, power points, electric heater. Door to:

#### Hall

with Stairs to second floor, door to:

#### Dining Area

16' 0" x 11' 6" (4.88m x 3.51m) with window to front, wooden fire surround, power points, wall mounted electric heater, opening to:

### Lounge Area

16' 0" x 13' 11" (4.88m x 4.24m) with window to front, Adam style fireplace, power points, wall mounted storage heater, T.V point.

### Second Floor

#### Landing

with doors to:

#### Bathroom

with window to rear, panelled bath with shower over, low flush w.c., vanity unit with inset wash basin with cupboards under, tiled splashbacks.

#### Bedroom

15' 11" x 13' 11" (4.85m x 4.24m) with window to front, power points, wall mounted electric heater, double doors to built-in wardrobe.

#### Bedroom

15' 11" x 11' 7" (4.85m x 3.53m) with window to front, wall mounted electric heater, power points, door to Airing Cupboard.

### Outside

#### Approach

The property is accessed via a wooden gate leading through an Outhouse with door to courtyard area and steps to the front door.

## GENERAL INFORMATION

### Tenure

Leasehold 125 years

### Services

Mains electricity, water and drainage 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](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.

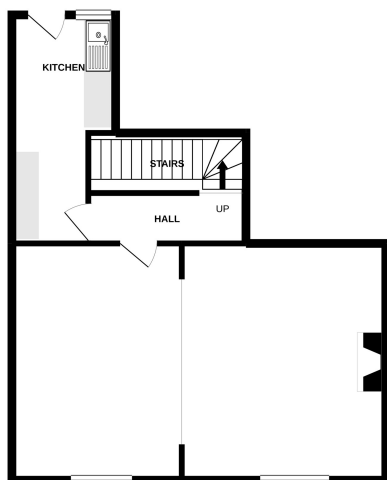
### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	71
England, Scotland & Wales			EU Directive 2002/91/EC

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