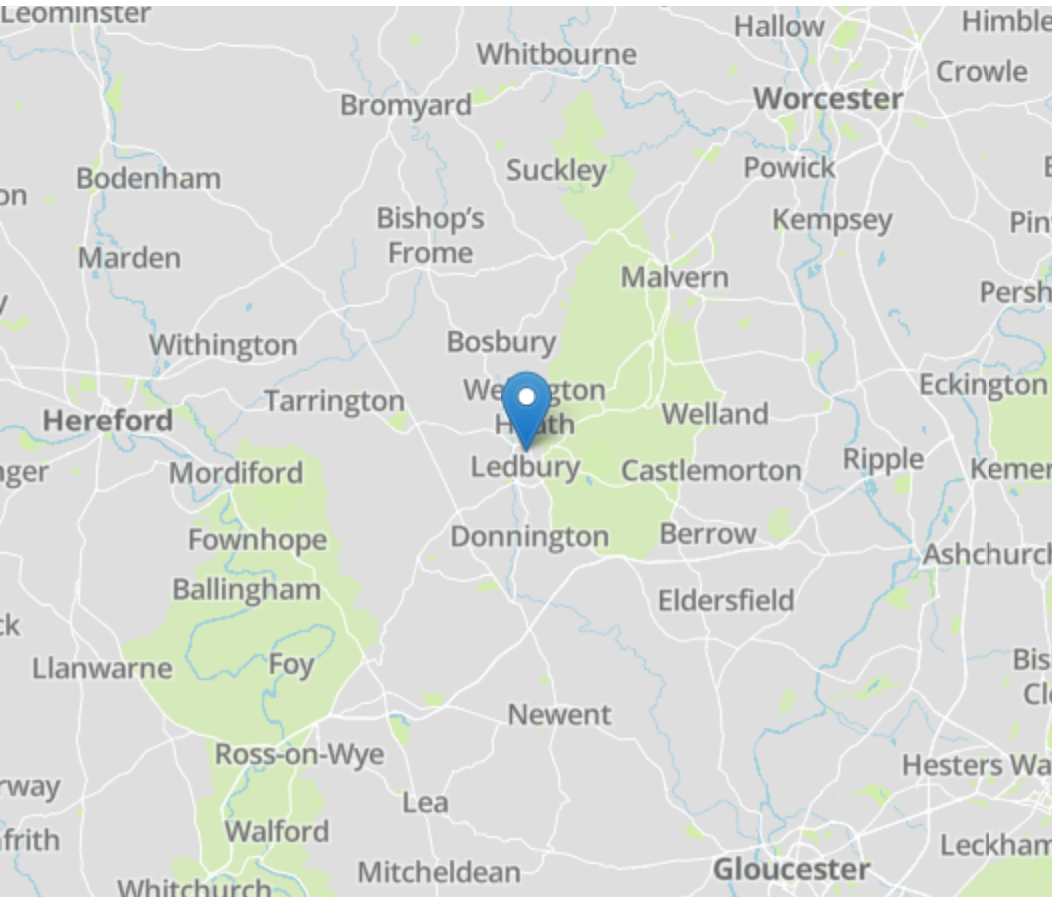




DIRECTIONS

From our office proceed along The Homend and upon reaching the traffic lights, turn left into Orchard Lane, passing Tesco Supermarket, and take the first turning right into Robinsons Meadow. Continue straight to the end of the road and no.88 will be in straight in front on the left.



GENERAL INFORMATION

Tenure

Freehold

Services

All Mains Services are connected.

Outgoings

Council Tax: Band D

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

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		
England, Scotland & Wales		
	68	83
EU Directive 2002/91/EC		

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.

88 Robinsons Meadow
Ledbury HR8 1SX

£350,000



- Set in a quiet cul-de-sac location within walking distance of Ledbury town.
- A much improved link-detached house.
- Three Bedrooms.
- Two Bathrooms.
- New kitchen, bathroom and decor throughout.
- Delightful enclosed garden.
- Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



88 Robinsons Meadow

Situation and Description

Robinsons Meadow is situated in a quite cul-de-sac location within easy walking distance of Ledbury town centre. The property has been updated throughout to include new kitchen, bathrooms, central heating boiler and decor throughout and the accommodation comprises two reception rooms, conservatory, three bedrooms, two bathrooms, delightful enclosed garden and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with doors leading to :

Sitting Room/Bedroom Four

15' 10" x 8' 5" (4.83m x 2.57m) with window to front, radiator, power points, door to:

Inner Hall

with storage area, opening to:

Utility/Bathroom

with window and door to rear, large shower cubicle, low flush w.c., vanity unit with wash basin and cupboard under, space for washing machine, eye level wall cupboards, tiled splashbacks, ceiling spot lights, extractor fan.

Lounge

14' 8" x 11' 3" (4.47m x 3.43m) With window to front, radiator, power points. Door to:

New Kitchen/Dining Room

14' 5" x 10' 1" (4.39m x 3.07m) With window to rear, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, space for gas cooker, stainless steel extractor hood over, eye level wall cupboards, large pantry cupboards, breakfast bar, wall mounted Worcester central heating boiler, tiled splashbacks, power points, door to:

Conservatory

17' 1" x 8' 10" (5.21m x 2.69m) with double doors to side opening onto garden, space for fridge/freezer, door to Utility/Bathroom.

First Floor

First Floor Landing

With door to Airing Cupboard, hatch to roof space, doors to :

Bedroom One

12' 2" x 8' 10" (3.71m x 2.69m) With window to front, power points, radiator, doors to built in wardrobes

Bedroom Two

9' 2" x 7' 10" (2.79m x 2.39m) With window to rear, power points, radiator, doors built in wardrobes.

Bathroom

With window to rear, low flush w.c., vanity unit with wash basin and cupboards under, shower cubicle, tiled splashbacks, radiator, extractor fan.

Bedroom Three

9' 0" x 6' 5" (2.74m x 1.96m) With window to front, radiator, power points

Outside

Approach

The property is approached from Robinsons Meadow over a concrete parking area with a further gravelled hardstanding with further parking, adjacent slate foregarden.

Garden

The rear garden can be accessed via a wooden side gate and comprises a patio with adjacent lawned area with mature shrub and floral borders, a gate and steps lead to an enclosed large patio with pergola and Large Shed/Workshop with power connected. The garden is enclosed on all sides and offers security for both pets and children.

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
14'8 x 11'3 (4.47m x 3.43m)
- ✔ Kitchen/Dining Room
14'5 x 10'1 (4.39m x 3.07m)
- ✔ Conservatory
17'1 x 8'10 (5.21m x 2.69m)
- ✔ Sitting Room/Bedroom Four
15'10 x 8'5 (4.83m x 2.57m)
- ✔ Bedroom One
12'2 x 8'10 (3.71m x 2.69m)
- ✔ Bedroom Two
9'2 x 7'10 (2.79m x 2.39m)
- ✔ Bedroom Three
9' x 6'5 (2.74m x 1.96m)

And there's more...

- ✔ Set in a quiet cul-de-sac location.
- ✔ Spacious Link-Detached House.
- ✔ Updated Throughout.
- ✔ Two Reception Rooms.
- ✔ Three Bedrooms.
- ✔ Two Bathrooms.
- ✔ Delightful Garden.
- ✔ Ample Off Road Parking.