

**35 NEW STREET, LEDBURY,
HEREFORDSHIRE, HR8 2DX**

Pughs



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LEDBURY
HEREFORDSHIRE
HR8 2DX**

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ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

A rare opportunity to purchase a five bedroom Grade II Listed character town property with the benefit of a colourful courtyard garden and brick outbuilding which has the potential to be used as a studio or home office. The property is in walking distance to Ledbury's amenities.
VIEWING HIGHLY RECOMMENDED

OFFERS IN THE REGION OF £300,000



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ENTRANCE

Timber character door to

VESTIBULE

Tiled floor, exposed timbers and beams, timber part glazed door to

KITCHEN 4.2m x 3.8m maximum

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, electric oven, built in fridge freezer, five ring gas hob with extractor over, space and plumbing for appliances, tiled splashbacks and floor, exposed timbers and beams

DINING ROOM 3.7m x 2.6m

Radiator, under stairs storage recess, storage cupboard

LIVING ROOM 6.7m x 3.9m maximum

Recessed Clearview wood burner with timber and brick surround, exposed timbers and beams, two radiators, rear timber character door to garden, storage cupboard, stairs off

FIRST FLOOR

LANDING

Exposed timbers and beams, radiator

BEDROOM 4.4m x 3.0m

Built in wardrobes, radiator

ENSUITE 2.5m x 2.1m

White suite comprising W.C, hand basin, bath, radiator, access to airing cupboard, part tiled walls

BEDROOM 3.2m x 2.7m

Radiator

OFFICE/BEDROOM 2.8m x 2.6m

Radiator, gas fired boiler

SHOWER ROOM

White suite comprising W.C, hand basin, shower cubicle, radiator, part tiled walls

SECOND FLOOR

LANDING

Access to loft

BEDROOM 3.3m x 2.9m

Built in wardrobe, radiator

ENSUITE

White suite comprising W.C, hand basin, shower cubicle, part tiled walls, radiator

BEDROOM 3.6m x 2.8m

Radiator

OUTSIDE

To the rear of the property is a private courtyard garden full of colourful shrubs and plants, raised patio seating area, and also from an outbuilding comprising a former Privy with hand basin and W.C. there is also a further brick outbuilding with ample potential (3.8m x 3.3) with mezzanine area above (3.3m x 2.7) benefitting from electricity being connected.

SERVICES

We understand from the Vendor that mains water, electricity, drainage and gas are connected to the property. Telephone subject to BT regulations.

TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

COUNCIL TAX

Band C (£1,513 2017/18)
(Herefordshire Council 01432 260000)

VIEWING

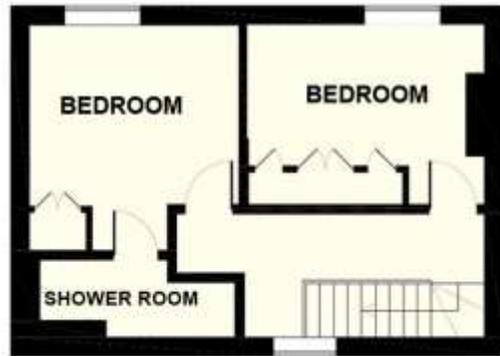
Strictly by appointment with the joint agents Pughs. Tel. 01531 631122
Out of office hours 07836320330 James Pugh



Ground Floor



First Floor



Second Floor



DIRECTIONS

From our offices turn left and head down Bye Street until you reach a roundabout. Take the first exit and head towards a second roundabout. Again take the first exit and continue along New Street where number 35 is found on the left hand side.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken May 2018