

**THE DINGLE,  
61 BANK CRESCENT,  
LEDBURY, HR8 1AF**



*Pughs*

**THE DINGLE  
61 BANK CRESCENT  
LEDBURY  
HEREFORDSHIRE  
HR8 1AF**

***Pughs***

ESTATE AGENTS & VALUERS

Hazle Meadow Auction Centre,  
Ross Road, Ledbury, HR8 2LP  
**Tel: (01531) 631122 Fax: 631818**  
**Email: [property@hjpugh.com](mailto:property@hjpugh.com)**  
**Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)**

An ideal three bedroom detached architecturally designed versatile town residence which has a one bedroom attached annex, ample space to work from home, views over Herefordshire, good sized maturing garden and ample off road parking. No chain

**OFFERS IN THE REGION OF £725,000**

**VIEWING HIGHLY RECOMMENDED**



# THE DINGLE, 61 BANK CRESCENT, LEDBURY, HEREFORDSHIRE, HR8 1AF

## BRIDGE WALKWAY TO ENTRANCE

Aluminium door to

## ENTRANCE HALLWAY

To ground floor, access to storage cupboard housing underfloor heating controls for the whole of the ground floor, exposed ceiling beams, engineered oak flooring with underfloor heating, stairs down to Lower Ground Floor

## SNUG 4.4m x 4.3m

Engineered oak flooring with underfloor heating, wood burner on tile hearth, French doors to balcony seating area with outstanding views across Ledbury stretching to May Hill and Welsh Mountains

## KITCHEN DINER 5.0m x 4.7m

Comprising fitted wall and base units island incorporating Belfast sink with drainer, oak work tops, double electric oven with five ring gas hob and extractor over, integral fridge, dishwasher and freezer, tiled floor, under floor heating, sky light

## COAT ROOM 1.7m x 1.6m

Engineered oak flooring with underfloor heating, hanging rail

## BEDROOM 4.9m x 4.6m

Engineered oak flooring with underfloor heating, sky light, two fitted wardrobes

## ENSUITE

White suite comprising W.C, hand basin in vanity unit, bath, shower cubicle

## LOWER GROUND FLOOR

## LIVING ROOM 6.0m x 4.4m

Full length windows to two aspects with patios doors to Balcony seating area again with far reaching views over Ledbury, radiator

## OFFICE AREA 2.0m x 1.7m

## WALK IN AIRING CUPBOARD

Housing gas fired boiler and pressurised water tank

## INNER HALLWAY

Radiator, UPVc door to front

## UTILITY ROOM 3.0m x 1.6m

French doors to balcony seating area, radiator, comprising fitted base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, access to Jack and Jill en-suite

## BEDROOM 3.3m x 3.3m

Radiator

## JACK AND JILL ENSUITE

White suite comprising W.C, hand basin in vanity unit, shower cubicle, radiator

## BEDROOM 3.3m x 3.3m

Radiator

## ENSUITE

White suite comprising W.C, hand basin in vanity unit, walk in shower, heated towel rail

## ADJOINED LIVING AREA

Accessed via UPVc door from lower ground floor

## HALLWAY

Night storage heater, access to airing cupboard and storage cupboard

## KITCHEN/LIVING ROOM 4.5m x 4.4m

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, electric oven with four ring electric hob and extractor over, space for appliances, night storage heater, breakfast bar

## BEDROOM 3.0m x 3.0m

Night storage heater, access to wardrobe

## BATHROOM

White suite comprising W.C, hand basin, bath with shower over, space and plumbing for appliances, part tiled walls

## TENURE

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

## OUTSIDE

There is a horse shoe tarmacked parking and turning area from Bank Crescent which includes an area ideal for larger vehicle parking, a wooden bridge leads to the front door on the Upper Ground Floor. Two sets of steps leading down to the lower ground floor front door and potential annex accommodation with well maintained landscaped terrace gardens with plants and shrubs. To both sides of the property is a path leading to the large terraced garden looking out over Ledbury and beyond. The garden comprises of a large lawn area, vegetable patch, ornamental and fruit trees and flower borders.

## SERVICES

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

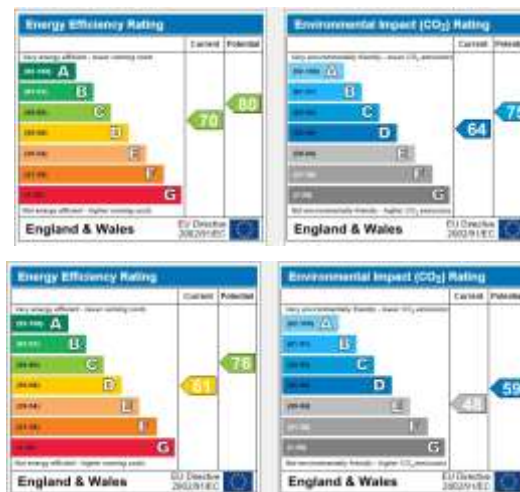


Band D. Rates £1955.14 (2019/2020)  
(Herefordshire Council 01432 260000)

Strictly by appointment with the sole agents Pughs.  
Tel. 01531 631122

Out of office hours 07836320330 James Pugh

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.



**From the agents office turn left at the clock tower and continue along The Homend take the first right into Bank Crescent, continue straight up this road and The Dingle can be found on the left hand side**

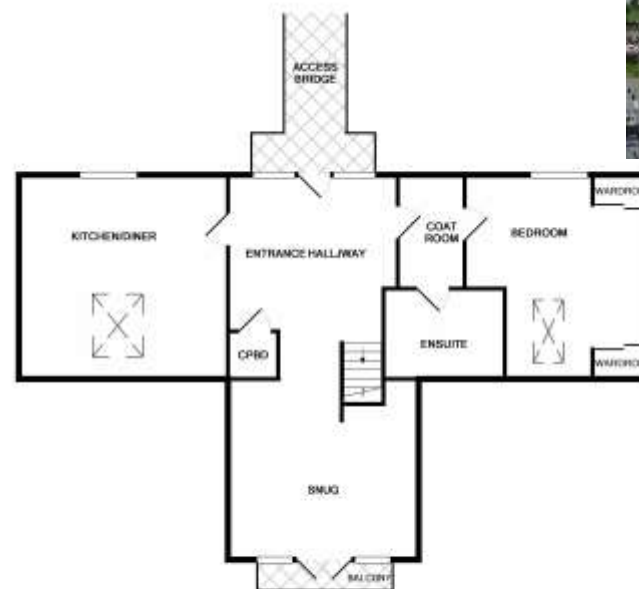
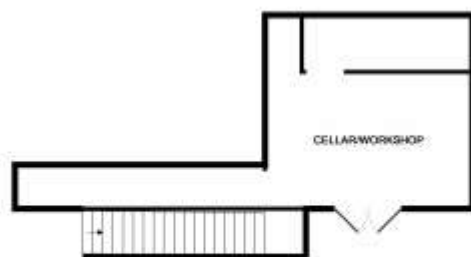
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there 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 April 2019



GROUND FLOOR  
APPROX. FLOOR  
AREA 108 SQ. FT.  
(10.0 SQ. M.)



**TOTAL APPROX. FLOOR AREA 2716 SQ. FT. (255.5 SQ. M.)**  
(14.0 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, rooms, rooms and any other items are approximate and not necessarily a basis for any or no warranty, or no warranty. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, systems and specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Midwest, Missouri, U.S.A.