



## 2 Hopton Close

Ledbury, HR8 2FD

£1,100 Per Calendar Month



# 2 Hopton Close, Ledbury, Herefordshire, HR8 2FD

Located with an easy reach of both the town centre and railway station, this end terraced home has the benefit of an enclosed rear garden, garage and driveway parking.

Available from the end of February, the accommodation comprises entrance hall, cloakroom, living room, dining area and kitchen whilst to the first floor of three bedrooms and bathroom.

Viewing is via the Agent.

## Entrance Hall

A wood entrance door with glazed panel leads into the Entrance Hall with wood effect flooring, radiator, staircase rising to the first floor landing, door to the Living Room and:

## Cloakroom

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback. Radiator, obscure window to front.

## Living Room

11'5" x 11'8" (3.50 x 3.58)

Window to front, wood effect flooring, radiator and TV point. Feature coal effect electric fire inset to marble surround and hearth with timber mantle. Deep under stairs storage cupboard and door to:

## Dining Area

7'6" x 9'8" (2.29 x 2.95)

Double glazed French doors leading to the rear garden, radiator and archway to:

## Kitchen

9'9" x 7'4" (2.99 x 2.24)

The Kitchen is fitted with a range of white fronted base and eye level units with work surface, tiled splashback and one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven, four ring gas hob and extractor hood above. Plumbing for washing machine or dishwasher, space for fridge freezer, window overlooking the rear garden and Worcester wall mounted combination gas central heating boiler.

Part glazed door to the rear garden beyond.

## First Floor Landing

From the Entrance Hall the staircase rises to the First

## Disclaimer

Photographs of this property may have been taken prior to the current tenants occupation. The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date. Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## Directions

Floor Landing with doors to all rooms and hatch to loft space.

## Bedroom One

9'6" x 10'8" (2.90 x 3.27)

Built-in double wardrobe, radiator and double glazed window to rear.

## Bedroom Two

7'9" x 10'8" (2.38 x 3.26)

Double glazed window to front, built-in double wardrobe and radiator.

## Bedroom Three

7'8" x 8'10" (2.36 x 2.71)

Double glazed window to rear, radiator

## Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mains shower over. Pedestal wash hand basin, low-level WC, part tiling to walls, radiator, extractor vent and double glazed window to front.

## Outside

Approached from the front via a pedestrian pathway there is an enclosed fore garden and pathway to the entrance door.

The rear garden is also enclosed with a patio seating area, lawn and shrub planting. A courtesy door provides access into the Garage and gated access to the parking space.

