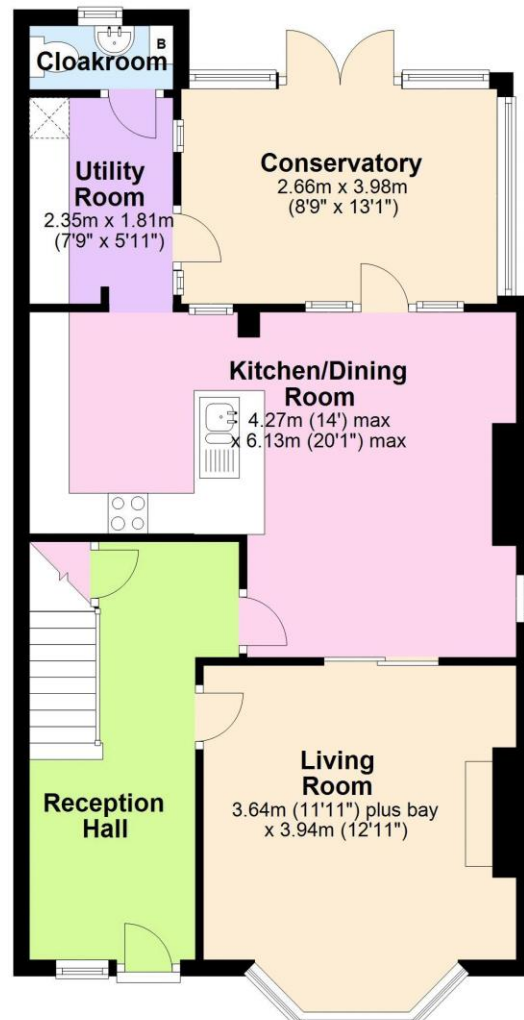


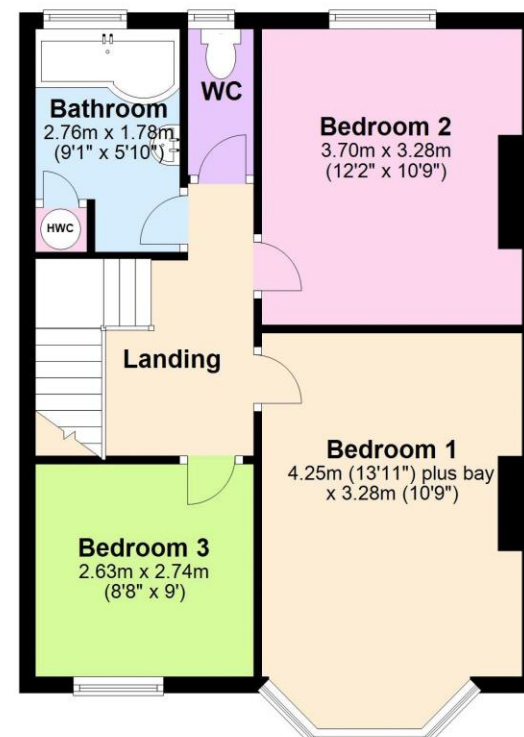
Ground Floor

Approx. 65.8 sq. metres (708.3 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 115.3 sq. metres (1241.0 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

149 Ledbury Road, Hereford



149 Ledbury Road Hereford HR1 1RJ

£359,950

- Highly sought-after residential location
- Impressive older-style 3-bedroom semi-detached
- Double glazing, gas central heating
- Garage & driveway parking
- Ideal family home
- Must be viewed!

**22 Broad Street
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VAT No. 489 0289 02

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Pleasantly situated in this highly sought-after residential location, a spacious 3 bedroom older-style semi-detached house offering ideal family accommodation.

The property has the added benefit of **gas central heating, double glazing, a good size rear garden, garage and driveway and to fully appreciate the property we strongly recommend an internal inspection.**

Hereford City centre is within easy reach and there is also a range of amenities nearby including public house, primary and secondary schools, church, further education colleges, shops and bus services.

In more detail, the accommodation comprises:-

Ground floor

Canopy Porch

With uPVC door into the

Spacious Reception Hall

With mat-well, parquet flooring, radiator, picture rail, opaque double glazed window to the front aspect, carpeted staircase to the first floor, understairs storage cupboard, gas central heating thermostat and doors to

Living Room

Fitted carpet, bay window to front, picture rail, woodburning stove with tiled hearth and wooden mantel and surround, sliding opening doors opening into the

Kitchen/Dining Room

With exposed floorboards, ornamental fireplace with wooden mantel and surround, double glazed window to the side aspect, radiator, picture rail and double glazed door into the Conservatory. A beautifully presented contemporary **kitchen** with matching wall and base units and ample worksurfaces, 4-ring gas hob, 1½ bowl sink and drainer with mixer tap over, integrated oven with slide & hide door, integrated fridge/freezer, vinyl flooring, double glazed window into the **Conservatory** and opening into the

Utility Room

Worksurface with space underneath for washing machine, tumble dryer and dishwasher, 2 wall units, loft hatch, gas central heating controls, door and window into the Conservatory and door leading to the

Downstairs WC

Vinyl flooring, low flush WC, wash hand-basin, double glazed window to the rear aspect and newly installed gas central heating boiler.



First floor

Landing

Fitted carpet, loft hatch, picture rail and doors to

Bedroom 1

Fitted carpet, radiator and bay window to front.

Bedroom 2

Fitted carpet, radiator and double glazed window overlooking the rear garden.

Bedroom 3

Fitted carpet, radiator and double glazed bay window to the front aspect.

Bathroom

Suite comprising P-shaped panelled bath with electric shower over, vanity wash hand-basin, opaque double glazed window to the rear aspect, built-in storage cupboard with fitted wooden shelving and hot water cylinder, vinyl flooring, recessed spotlighting and radiator.

Separate WC

Low flush WC, opaque double glazed window to the rear aspect, recessed spotlighting, vinyl flooring.

Outside

To the front of the property there is a tarmac driveway with parking for several vehicles and a gravelled area with a range of plants and shrubs, enclosed by brick-walling and fencing. There is also access to the **GARAGE** railed door. To the rear of the property there is a paved patio area with outside timber storage shed and steps leading up to the remainder of the lawn which is mainly laid to lawn with a range of plants and shrubs, enclosed by hedging and fencing.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.



Outgoings

Council tax band D - payable 2023/24 £2202.37
Water and drainage - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed east out of Hereford along Blueschool Street, continuing into Bath Street. Follow the road onto St Owen Street and into Ledbury Road, continue over the roundabout and continue past the public house and the property is located on the left hand side, just after the turning for Pilley Road and before the traffic lights, as indicated by the Agent's FOR SALE board. **What3words - data.kicked.doll**

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

