

FOR
SALE



18 Ledbury Road, Tupsley, Hereford HR1 2SY

£295,000 - Freehold

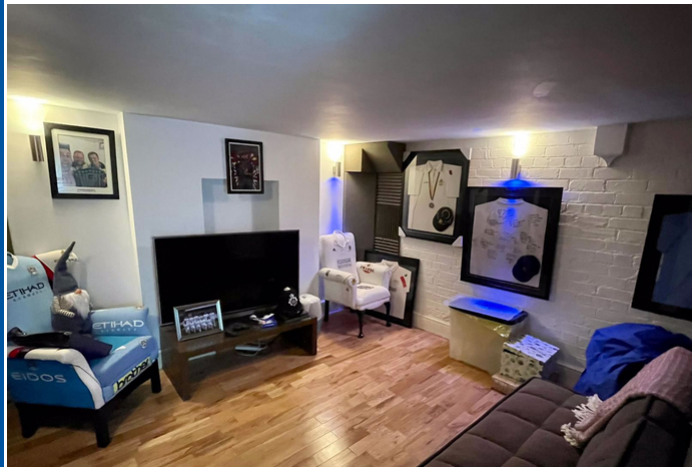
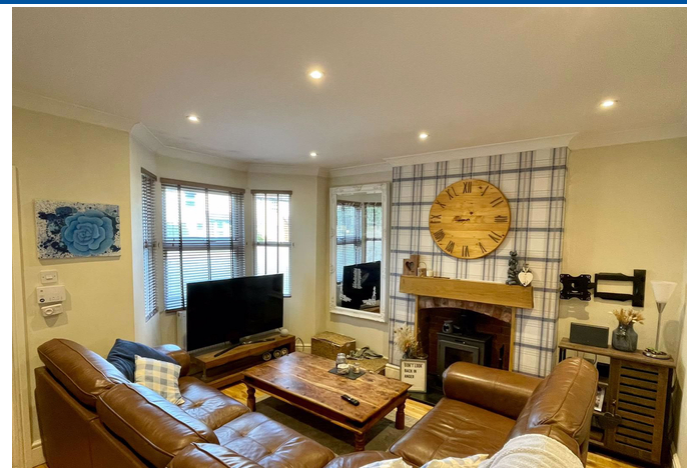
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Great family house within easy reach of the city centre, 4 good-sized bedrooms, gas central heating, double glazing, gas central heating, large rear garden.

POINTS OF INTEREST

- *Ideal family house*
- *Within easy reach of City centre*
- *4 Good size bedrooms*
- *Gas central heating, double glazing*
- *Spacious enclosed rear garden*
- *Must be viewed!*



ROOM DESCRIPTIONS

Front entrance door leads into the

Living Room

Wooden laminate flooring, 2 radiators, bay window to front, woodburning stove with wooden mantel over and stairs leading down to the

Cellar

Laminate flooring, radiator, wall lights and door leading to a small area with Velux window to front, currently used as a mancave but also ideal for home office/gym/children's playroom.

Open access from the Living Room to the

Dining Room

With wooden laminate flooring, staircase leading to the first floor, radiator, recessed spotlights, understairs storage, doors leading to side hallway and kitchen.

Kitchen

Matching wall and base units, tiled flooring, recessed spotlights, sink unit with mixer tap over, ample worksurfaces, electric hob and oven with extractor hood over, space for free-standing fridge/freezer.

Side Hallway

Tiled flooring, wall lights, radiator, French doors leading out to the garden and door to the

Utility

Base units with ample worksurfaces and stainless steel sink unit, space for washing machine and tumble dryer, opening to the WC area with low flush WC, radiator, tiled flooring and housing the Worcester gas central heating boiler.

Staircase leads to the

Landing

Fitted carpet, radiator, smoke alarm and door leading to the

Bathroom

Tiled floor, suite comprising a bath, separate shower cubicle, low level WC, wash hand-basin, recessed spotlights and double glazed window to the rear.

Bedroom 2

Fitted carpet, radiator and double glazed window to rear.

Bedroom 1

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

Staircase continues from the first floor landing to the

Second Floor Landing

With smoke alarm and doors leading to

Bedroom 3

Fitted carpet, double glazed windows to rear, currently used as a home office and guest bedroom.

Bedroom 4

Fitted carpet, radiator, double glazed window to the front and access hatch to loft space.

Outside

The front of the property is approached via a pedestrian gate with steps leading to the front entrance door and there is space for wheelie bins. To the rear there is a small patio area perfect for entertaining and this leads onto a good sized lawn which has a further set of steps leading up to another patio area where there is also a STUDIO with power and light currently used as gym/storage area but would be ideal as a home office.

Money Laundering Regulations

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

Viewing

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

Services

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

Outgoings

Council tax band 'B'. Water and drainage - rates are payable.

Directions

From Hereford proceed along the A438 towards Ledbury (Ledbury Road), continue past Hereford fire station and the property is located on the right-hand side as indicated by the Agent's FOR SALE board.

Opening Hours

Monday-Friday 9am - 5.30pm

Saturday - 9am - 2pm

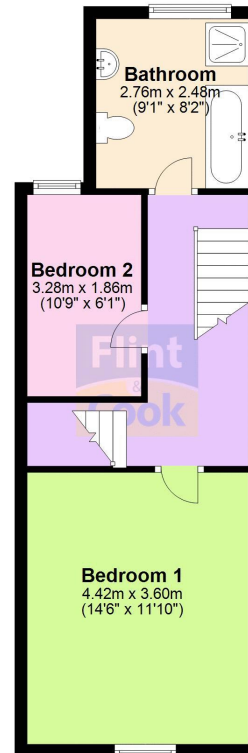
Ground Floor

Approx. 52.7 sq. metres (567.4 sq. feet)



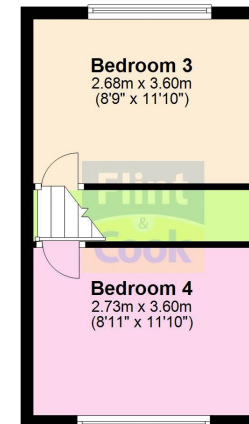
First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



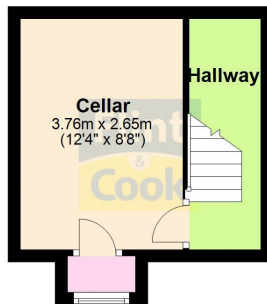
Second Floor

Approx. 23.2 sq. metres (250.1 sq. feet)



Basement

Approx. 15.5 sq. metres (166.5 sq. feet)



Total area: approx. 130.8 sq. metres (1407.5 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	58	80
England, Scotland & Wales		