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2 Templars Lane, Off Ledbury Road, Hereford, HR1 2TD

Centrally located off the "town end" of Ledbury Road and in a cul de sac of just four properties, a substantial 1950s extended semi detached residence, which is centrally heated and double glazed. It offers hall, three reception areas, a fitted kitchen, three double bedrooms, bathroom and shower room. Driveway, garage and gardens.

£375,000 (Freehold)

Residential Sales

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LOCATION
Templars Lane is a cul de sac of four properties located off the town end of Ledbury Road, just to the east of the centre. The property is privately set and is near to the city's range of shopping, leisure and recreational facilities, educational establishments and the city's bus and railway stations and the hospital. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments.

DESCRIPTION
2 Templars Lane is a substantial period semi detached home, which has a generous two storey extension to the rear. Centrally heated and double glazed, the property is presented in excellent order throughout and comprises hall, two principal reception rooms, a study/breakfast room, together with a good size fitted kitchen. On the first floor there are three double bedrooms, together with a full bathroom and a further shower room. The property is approached over its own driveway, which provides good parking facilities and there is also a garage, two outhouses and a private rear garden with a large mature tree. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Porch
Porch recess with brick arch and double glazed door with adjacent double glazed windows to;

Reception Hall
4.04m (13'3) x 1.98m (6'6)
With stairway off, under stair store cupboard with a wall mounted gas fired boiler (which provides central heating and domestic hot water). Radiator. With doors to the study hallway/breakfast room, sitting room and the;





Dining Room
3.96m (13') x 3.56m (11'8) (13 '6 into bay)
This room was formerly the sitting room and has a double glazed bay window to the front, radiator and two alcoves with low level cupboards and shelf units over.

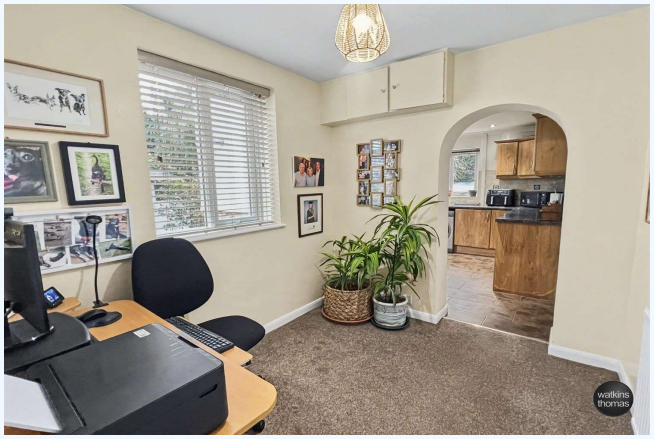


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Sitting Room (formerly the dining room)
3.66m (12') x 3.61m (11'10)
With a double glazed french door with adjacent double glazed windows opening to and overlooking the rear garden. Moulded timber fire surround with marble inset and hearth and "living flame" coal effect gas fire.



Study Hallway/Breakfast Room
2.67m (8'9) x 2.29m (7'6)
With a double glazed window to the side, radiator and arched opening to;





Kitchen
4.22m (13'10) x 3.23m (10'7)
With a double glazed window to the rear, double glazed door and extensively fitted with wood grain effect fronted base cupboards with working surface over, tiled surrounds and eye level cabinets. One and a half bowl stainless steel sink unit with drainer and mixer tap, recess with plumbing for washing machine, recess with plumbing for dishwasher, electric oven with four ring induction hob over and cooker hood above, recess for American style fridge/freezer and with sunken ceiling lights, coved ceiling, radiator and ceramic floor tiles.

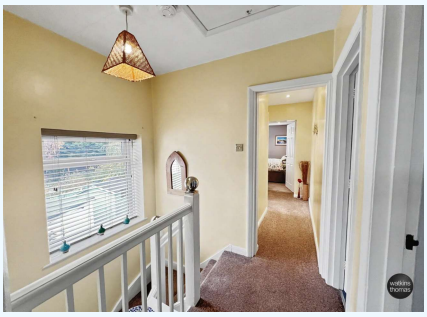




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ON THE FIRST FLOOR:

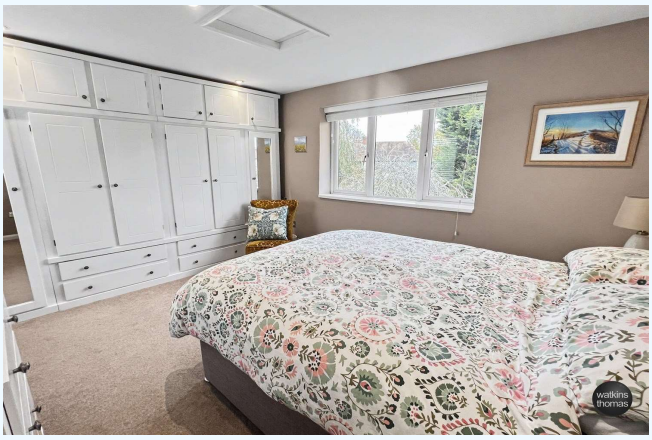
Principal Landing
With a double glazed window to the side, pull down ladder to loft which is fully boarded and having doors to bedrooms 2 and 3, the bathroom and with an opening to;



Inner Landing
With doors to the shower room and;

Bedroom 1
4.19m (13'9) x 3.15m (10'4) (maximum)
With a double glazed window to the front and a double glazed window overlooking the rear garden, sunken ceiling lights, radiator and with a built in range of units including two 3/4 double wardrobes with drawers below, two single wardrobes, all with cabinets over.





Shower Room
2.59m (8'6) x 1.3m (4'3)
With suite comprising shower cubicle with an electric shower unit and folding screen door, pedestal wash basin with mixer tap and low level WC. Part tiled walls, double glazed window, sunken ceiling lights, extractor unit, ladder type radiator and wood grain effect flooring.



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2 Templars Lane, Off Ledbury Road, Hereford, HR1 2TD

Bedroom 2
3.38m (11'1) x 3.56m (11'8) (14' 2 maximum into bay)
With a double glazed bow window to the front and with two sets of double wardrobe cupboards with hanging rail and single wardrobe cupboard, all with cabinets over. Radiator.

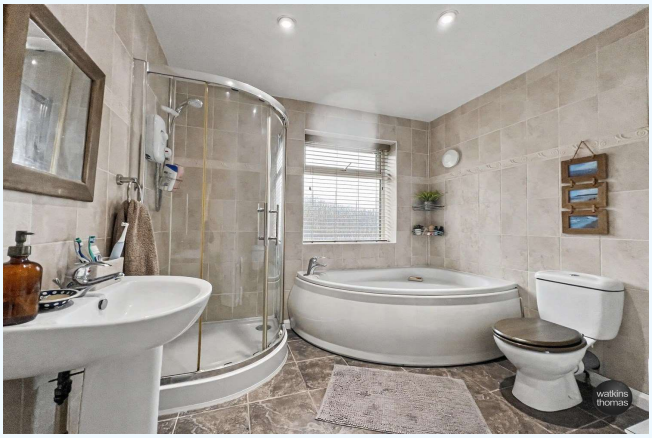




Bedroom 3
3.66m (12') x 3.56m (11'8) (maximum)
With a double glazed window to the rear, radiator and along one wall there are three double wardrobe cupboards provided with hanging rails and storage shelving with high level cabinets over.

Bathroom
2.57m (8'5) x 2.57m (8'5)
With fully tiled walls and white suite comprising offset corner bath with mixer tap, shower cubicle with an electric Mira power shower unit and curved screen door, pedestal wash basin with mixer tap and low level WC. Sunken ceiling lights, tiled floor, ladder type radiator and double store cupboard with louvre doors and cabinets over.





OUTSIDE:

Parking, Driveway & Garage
The property has a wide stamped/imprinted concrete driveway, which leads to the DETACHED GARAGE (18' 4 by 8' 2) which has an up and over door to the front and double glazed window at the rear, lighting and a generous number of power points.

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Gardens
The front drive is part bounded by a low picket type fence and there is a slate semi circle and a gateway opens to a resin hard standing seating area, which runs to the STORE (7' 9 by 5' 10) and the resin pathway continues around the side of the residence to a shaped pathway which is brick edged and a seating/patio area outside the sitting room doors. The rear garden is extensive and is principally created with a shaped lawn with wavy brick edge borders, which feature a wide variety of trees and shrubs and there is a mature weeping willow with a canopy seating area below together with a rock edged border and a second garden store.







COUNCIL TAX BAND C
Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE:
Broadband - Ultrafast available.

Mobile Phone Coverage - Please use https://checker.ofcom.org.uk/en-gb/mobile-coverage to verify mobile coverage of different networks at this address.

SERVICES
It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING
Strictly by appointment through the agents, telephone Hereford (01432) 272280.

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DIRECTIONAL NOTE
From central Hereford, proceed along St Owen Street and bear round into Ledbury Road. Take the next left signposted Templars Lane where Number 2 will be identified on the right hand side.

FOR FURTHER INFORMATION
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

09 November 2026
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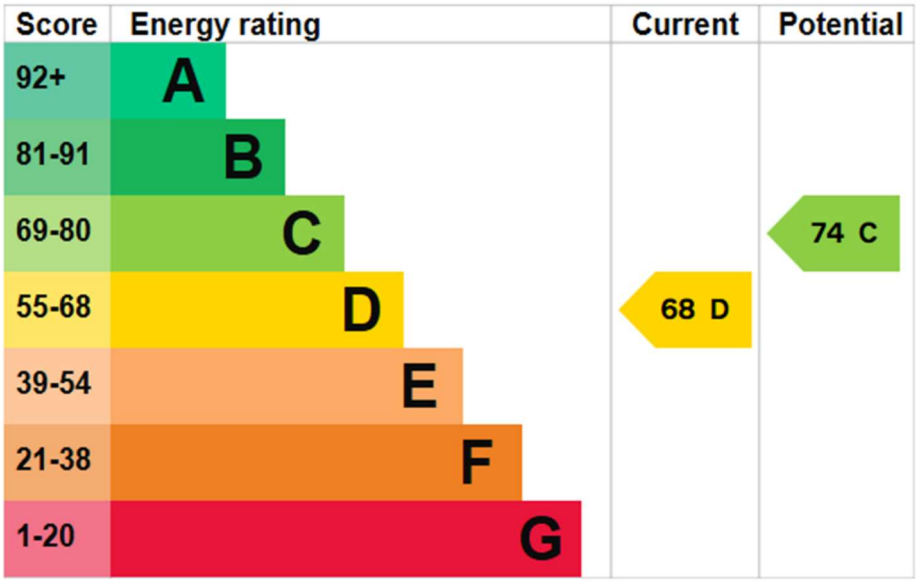
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

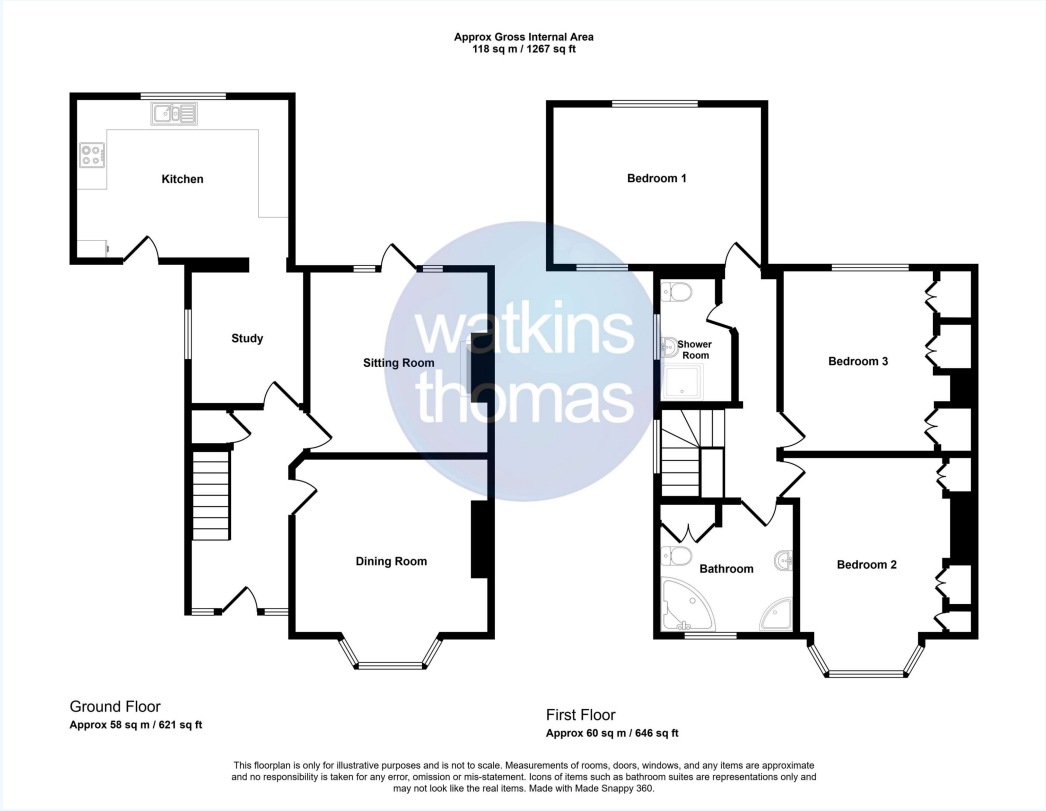
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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