





263A LEDBURY ROAD

HEREFORD HR1 1QW

Asking Price £399,950

FREEHOLD

A well-presented and spacious four-bedroom older-style semi-detached home, offering versatile accommodation arranged across three floors and situated along the popular Ledbury Road. The property features two reception rooms, a generous kitchen/breakfast room, utility and downstairs WC, together with four bedrooms, an en-suite and separate shower room. Further benefits include gas central heating, double glazing and solar panels, whilst outside there is a driveway, garage and enclosed rear garden, making this an excellent family home. A viewing is highly recommended.

Flint & Cook

263A LEDBURY ROAD

• Popular residential location • Older style semi detached house • Four bedrooms, One en-suite • Ideal family home • Garage, driveway & enclosed garden • Gas central heating, double glazing & solar PV with battery storage





Ground Floor

With recessed entrance porch and entrance door into the

Reception Hall

With original oak flooring, ceiling light point, radiator, carpeted stairs leading up with useful under stair storage cupboard and doors into the

Living Room

A spacious lounge with fitted carpet, picture rail, central ceiling light, radiator, single glazed door leading into the dining room, double glazed bay window to the front aspect and feature wood burning stove with tiled hearth and wooden surround.

Dining Room

With fitted carpet, a feature fireplace, central ceiling light, radiator, picture rail, double glazed window to the side aspect and double glazed door out to the rear garden.

Kitchen/Breakfast Room

A modern kitchen comprising a range of fitted wall and base units with ample work surface space over and tiled splash backs, there is a stainless steel sink and drainer unit, four ring induction hob with cooker hood over, eye level oven, under counter space and plumbing for a washing machine, ceiling light point, tiled floor and steps leading down to the breakfast area with tiled floor, fitted cupboards with work surface space over, space for a freestanding fridge/freezer, space for a dining table or breakfast bar, radiator, velux window, wall mounted gas central heating boiler, opening into the utility, door to the downstairs cloakroom and door to the rear garden.

Utility Room

With fitted wall and base units with work surface space over, under counter space and plumbing for a washing machine, tiled floor and a ceiling light point.

Downstairs W/C

With a low level w/c, wash hand basin with panelled splash back, double glazed window, light point and fitted carpet.

First Floor Landing

With fitted carpet, ceiling light point, picture rail, carpeted stairs leading up and doors into

Bedroom One

A fantastic main bedroom with fitted carpet, radiator, ceiling light point, feature fireplace, two sets of double wardrobes with mirrored sliding doors and a large double glazed bay window to the front aspect with fitted bench seat and storage.

Bedroom Two with En-suite

A spacious double bedroom with fitted carpet, a central ceiling light, radiator, double glazed window to the side aspect and double glazed window to the rear overlooking the garden, a door leads into the en-suite shower room which comprises a corner shower cubicle with mains fitment shower head over and panelled surround, wash hand basin with tiled splash back and storage below, low level w/c and heated towel rail.

Bedroom Four

Ideal as a single bedroom, home office or dressing room with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Shower Room

A modern fitted shower room comprising a large double width walk in shower with panelled surround and electric fitment shower head over, pedestal wash hand basin, low level w/c, fitted shelving and cupboard storage, chrome heated towel rail and double glazed window.

Second Floor Landing

With fitted carpet, ceiling light point, smoke alarm, velux window and door into the

Bedroom Three

A spacious third bedroom with fitted carpet, ceiling light point, fitted wardrobe cupboard with light point, additional eaves storage space and dual aspect double glazed velux windows to the front and rear.

Outside

To the front there is a large tarmac driveway part enclosed by fencing with access to the single garage with up and over door.To the rear there is a fantastic garden space laid to a mix of patio and lawn. There is a fantastic paved and stoned patio area perfect for entertaining with access to the rear of the garage, access to the summerhouse and a gate leading to a good sized area of lawn bordered with an array of ornamental plants and shrubbery. The garden is enclosed by fencing and has a useful access gate leading to an additional driveway to the rear providing extra off road parking for a motorhome or further vehicles. There is a useful wooden storage shed. Summer house with light and power, ideal as a garden room or home office space.

Garage

To the rear of the garage there is a useful workshop space with fitted wall and base units, light, power, loft hatch and door into the front garage store with up and over door to the front, light, power and solar panel inverter.

Directions

From the City Centre, proceed East on St Owens Street heading past the fire station and continuing onto Ledbury Road, continue over the roundabout and through the traffic lights, the property is situated on the left hand side immediately after the turning for Whittern Way.

Money Laundering

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 - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Solar PV with battery storage.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

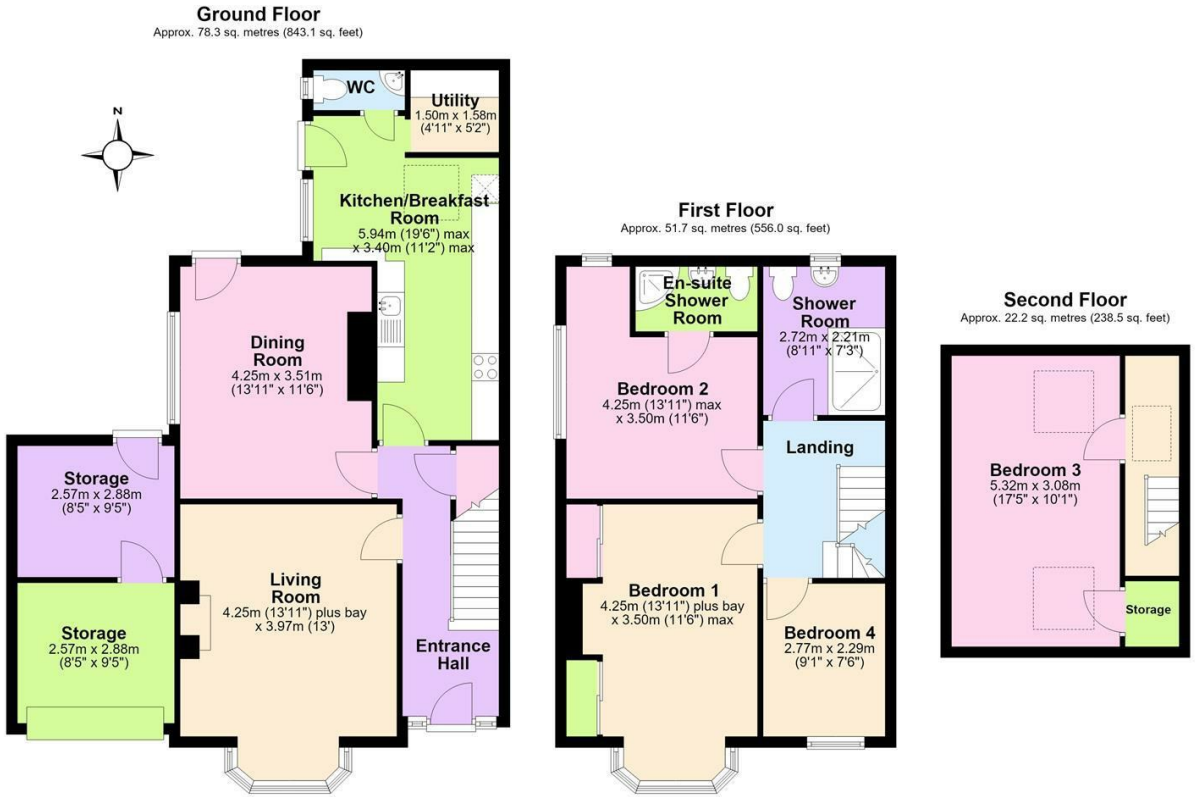
Strictly by appointment through the Agent (01432) 355455.

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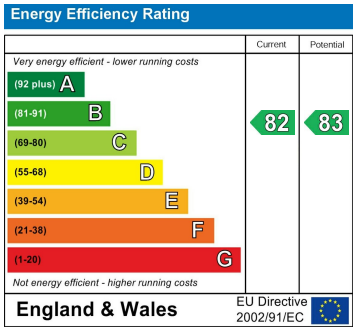




Total area: approx. 152.1 sq. metres (1637.6 sq. feet)

263a Ledbury Road, Hereford





EPC Rating: B Hereford Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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