

42 Prince Rupert Road  
Ledbury HR8 2FA

**£239,950**



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected.

### Outgoings

Council Tax: Band B

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

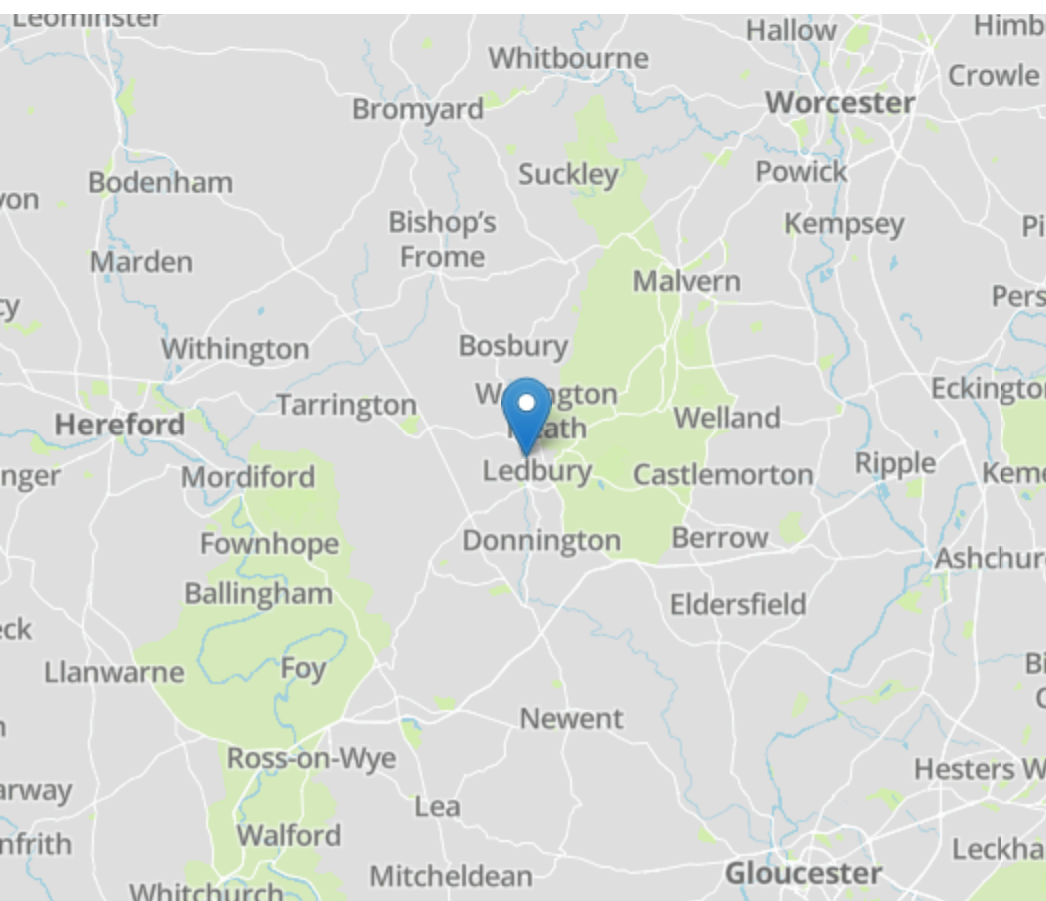
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



## DIRECTIONS

From our office proceed along The Homend towards the railway station, follow this road onto The Hereford Road, at the round about take the first exit onto New Mills Way, take the 3rd right turning onto Prince Rupert Road, follow this road along and the property can be found on right hand side.

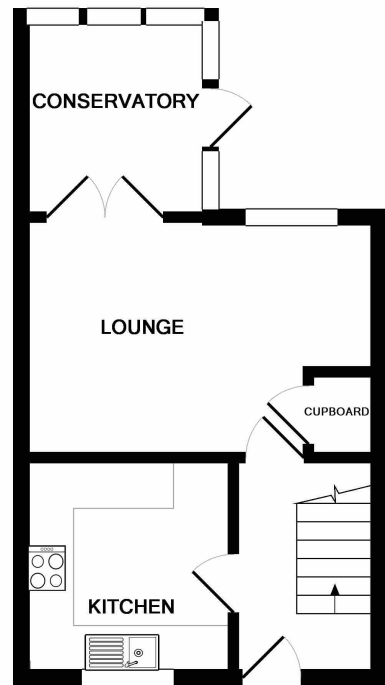


- Set within a popular residential location within walking distance of Ledbury town centre.
- A well presented terraced house.
- Conservatory.
- Two Bedrooms.
- Enclosed Garden.
- Garage and Off Road Parking.

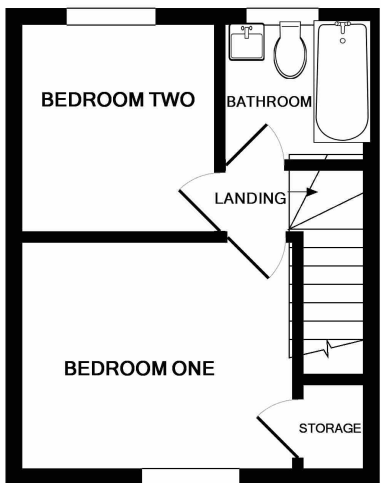
**Hereford 01432 343477**

**Ledbury 01531 631177**





GROUND FLOOR  
APPROX. FLOOR  
AREA 372 SQ.FT.  
(34.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 SQ.M.)  
Made with Metropix ©2019

## 42 Prince Rupert Road

### Situation and Description

42 Prince Rupert Road is situated on the popular New Mills development within easy walking distance of Ledbury town centre. The property offers well presented accommodation to include, kitchen, lounge, conservatory, two bedrooms, bathroom, enclosed garden, garage and off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, telephone point, opening to

#### Kitchen

2.84m x 2.74m (9' 4" x 9' ) window to front, range of laminate worktops with cupboards and drawers under, inset stain less steel sink with drainer, built-in four ring gas hob with oven under

and stainless steel extractor hood over, space for washing machine and fridge/freezer, wall mounted central heating boiler which was newly installed in February 2025, tiled splashbacks, power points.

#### Lounge

4.70m x 3.15m (15' 5" x 10' 4") with window and double doors to rear, feature 'Adam' style fireplace with inset 'Living Flame' electric fire, radiator, power points, door to Understairs Storage Cupboard containing the electricity meter and equipped with adjustable shelving.

#### Conservatory

2.64m x 2.44m (8' 8" x 8' ) with door to side opening onto garden, radiator, tiled floor.

### First Floor

#### Landing

with hatch to roof space access by integrated loft ladder, fully boarded in the centre and additional shelving

integrated into the roof trusses. Doors to:

#### Bedroom One

3.71m x 3.12m (12' 2" x 10' 3") with window to front, integrated triple wardrobe, radiator, power points, telephone point, door to Storage Cupboard fitted with multiple wooden slatted shelves and three hanging rails.

#### Bedroom Two

2.97m x 2.69m (9' 9" x 8' 10") with window to rear overlooking garden, radiator, power points.

#### Bathroom

with window to rear, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, shaver point, extractor fan.

### Outside

#### Approach

The property is approached from Prince Rupert Road with a gravelled foregarden.

### Garage

located to the rear of the property and offers parking for two cars, up and over door, extenisve shelving and additional storage capacity in the roof trusses.

### Garden

The rear garden can be accessed via a wooden rear gate and forms a delightful feature of the property with a gravelled area with inset feature pond, adjacent lawn a paved seating area, well stocked shrub and floral borders and garden shed. The garden is enclosed on all sides.



### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

### At a glance...

- ✓ Kitchen  
2.84m x 2.74m (9'4 x 9')
- ✓ Lounge  
4.70m x 3.15m (15'5 x 10'4)
- ✓ Conservatory  
2.64m x 2.44m (8'8 x 8')
- ✓ Bedroom One  
3.71m x 3.12m (12'2 x 10'3)
- ✓ Bedroom Two  
2.97m x 2.69m (9'9 x 8'10)

### And there's more...

- ✓ Well presented mid-terraced house.
- ✓ Conservatory.
- ✓ Two Bedrooms.
- ✓ Enclosed Garden.
- ✓ Garage and Off Road Parking.