

253 Ledbury Road
Hereford HR1 1QN

£300,000



• Cosmetic Update Required • Three bedrooms • Off road parking and garage

Hereford 01432 343477

Ledbury 01531 631177

GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'C'.

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

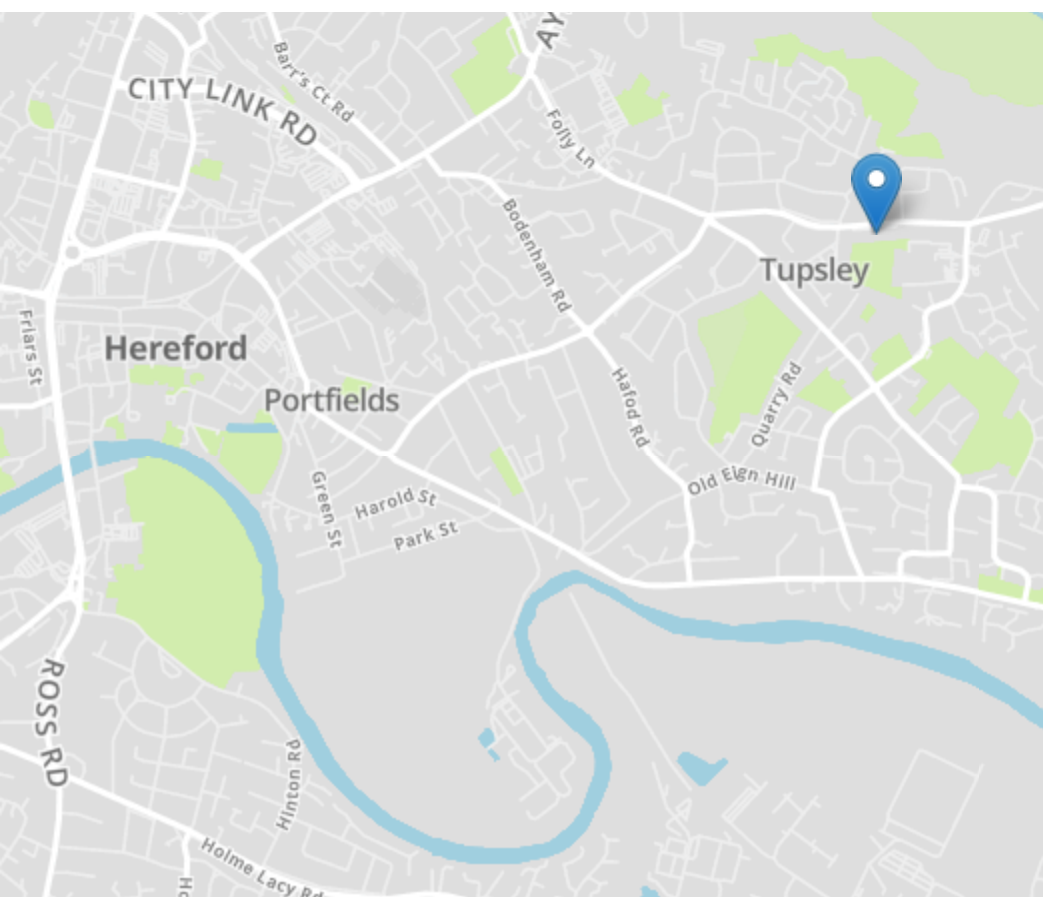
SAT (Remotely) 9.00 am - 12:30 pm

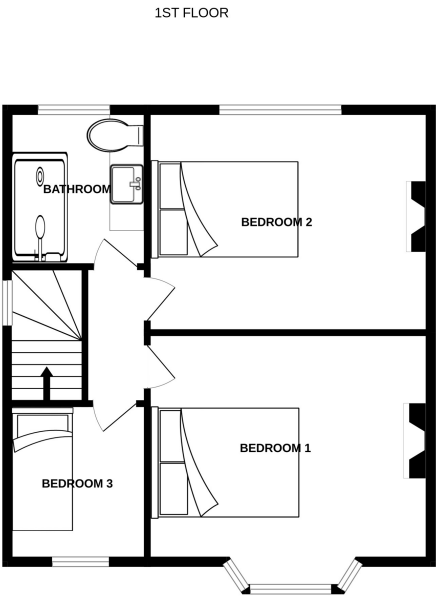
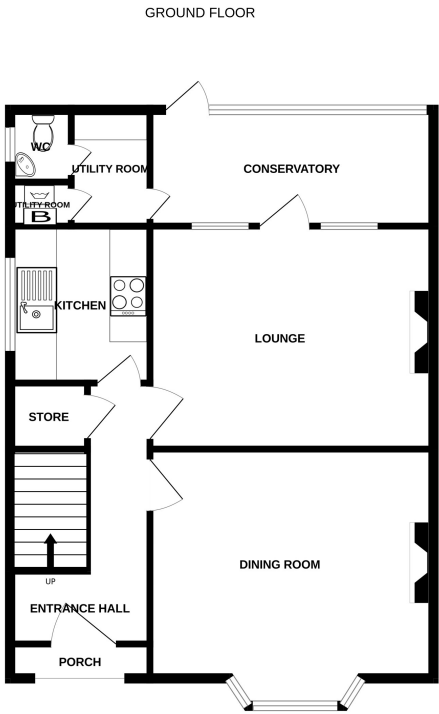
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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

Proceed north on Victoria Street/A49 for approx. 0.3miles; at the roundabout, take the 2nd exit onto Newmarket St/A438, and continue for approx. 0.7miles; turn left onto St Owen's Street/A438 and continue for approx. 1.3miles, following it round onto Ledbury road; the property will be on the left hand side as indicated by the Stooke hill and Walshe 'For Sale' board. For those who use what3words: ///stole.myself.pushes





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OVERVIEW

This three bedroom semi-detached property is approximately 90 years old, and is need of a cosmetic update. This property benefits from, an entrance porch, two reception rooms, a kitchen, a utility space, a downstairs WC, a conservatory, three bedrooms, a shower room, a rear garden, off-road parking, and a garage. Pleasantly located on Ledbury Road, one mile east of Hereford city centre. Available amenities close by include, Co-op store, two family pubs, schools and colleges within walking distance and a local bus service.

GROUND FLOOR

ENTRANCE PORCH

2.2m x 0.9m (7' 3" x 2' 11")
The entrance porch comprises of: double glazed door to the front elevation with obscured glass, as well as window panels with obscure glass to the side and top elevations - following the curvature of the porch area; tiled flooring; a coat rack; and a timber door, with feature glass panels either side, as well as integral glass panels within the door, leading to the entrance hall.

ENTRANCE HALL

The entrance hall comprises of: entry via the entrance porch; laminate flooring; a ceiling light point; a central heating radiator; thermostat control; a telephone point, and an understairs storage cupboard with a double glazed window to the side elevation with obscure glass.

RECEPTION ROOM ONE

3.8m x 4.3m (12' 6" x 14' 1") (MAXIMUM)
Reception room one comprises of: a double glazed window to the front elevation; a coal effect electric fire with in a stone fireplace; carpet flooring; a ceiling light point; two wall light points; a central heating radiator; a television point, and a telephone point.

RECEPTION ROOM TWO

4.210m x 3.810m (13' 10" x 12' 6") (MAXIMUM)
Reception room two comprises of: carpet flooring; a ceiling light point; two wall light points; a coal effect gas fire within a stone fireplace; single glazed windows to the rear elevation; a single glazed door leading to the conservatory; a central heating radiator, and a television point.

KITCHEN

2m x 3m (6' 7" x 9' 10")
The kitchen comprises of: tiled flooring; spotlights; a double glazed window to the side elevation; a stainless steel sink and drainer with one bowl and mixer tap over; a four ring gas hob; an electric double oven with a cooker hood over; space and plumbing for a dishwasher; space for a fridge-freezer; fitted wall units; fitted base units with roll top work surfaces over; a central heating radiator, and a step down leading to the utility area.

UTILITY

The utility comprises of: tiled flooring; a ceiling light point; space for additional appliances; two wall-mounted storage cupboards; loft access; door that opens to a further storage cupboard; space and plumbing for a washing machine; a recently installed Worcester Bosch combi boiler, and a door that leads to the downstairs WC.

DOWNSTAIRS WC

The downstairs WC comprises of: tiled flooring; low level WC; a central heating radiator; a wash hand basin corner unit, with hot and cold taps over; splash tiling, and a double glazed obscure glass window to the side elevation.

CONSERVATORY

4m x 2.25m (13' 1" x 7' 5") (MAXIMUM)
The conservatory comprises of: laminate flooring; a ceiling light point; a single glazed glass roof; single glazed windows to the rear elevation; part brick and part timber construction; a single glazed door leading to the rear garden; a single glazed internal window with outlook into the utility, and power access.

FIRST FLOOR

FIRST FLOOR LANDING

The landing comprises of: access via the staircase with fitted carpet, from the entrance hall; carpet flooring; loft access; a double glazed window to the side elevation; a picture rail; a ceiling point, and power points.

BEDROOM ONE

3.8m x 4.5m (12' 6" x 14' 9") (MAXIMUM)
Bedroom one comprises of: a double glazed bay window to the front elevation; carpet flooring; a ceiling point; a feature fireplace that has been capped off, and a central heating radiator.

BEDROOM TWO

3.8m x 4m (12' 6" x 13' 1") (MAXIMUM)
Bedroom two comprises of: carpet flooring; a ceiling light point; a feature fireplace that has been capped off; a double glazed window to the rear elevation; power sockets; a television point, and a central heating radiator.

BEDROOM THREE

2.3m x 2.2m (7' 7" x 7' 3") (MAXIMUM)
Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator, and a picture rail.

SHOWER ROOM

This modernised shower room comprises of: LVT flooring; spotlights; extractor fan; a wash hand basin with mixer tap, and splash tile around; vanity space with soft close doors and drawers; a low level WC; a chrome towel radiator; a double glazed window to the rear elevation with obscure glass; and, a large shower unit with a glass swivel screen door, and a chrome mains shower unit, as well as two shower attachments - Bristan.

OUTSIDE

FRONT APPROACH

The front approach comprises of; a dropped curb allowing access onto a tarmac driveway, providing parking for four plus vehicles; front garden space; a stone wall to the side; a brick wall to the front; planted shrubbery; fencing either side, and a step up onto a small patio seating area, giving access to the double glazed door leading to the porch.

GARAGE

The garage comprises of: access via an up and over door; a pitched roof; concrete flooring, and power and lighting.

REAR GARDEN

The rear garden comprises of: lawn space; planted trees and shrubbery; a hedgerow; a pathway; another small lawn; a large patio area, and fencing surrounding the boundary.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- ✔ Entrance Porch: 2.2m x 0.9m (7' 3" x 2' 11")
- Reception Room One: 3.8m x 4.3m (12' 6" x 14' 1") (MAXIMUM)
- ✔ Reception Room Two: 4.210m x 3.810m (13' 10" x 12' 6") (MAXIMUM)
- ✔ Kitchen: 2m x 3m (6' 7" x 9' 10")
- Conservatory: 4m x 2.25m (13' 1" x 7' 5") (MAXIMUM)
- ✔ Bedroom One: 3.8m x 4.5m (12' 6" x 14' 9") (MAXIMUM)
- ✔ Bedroom Two: 3.8m x 4m (12' 6" x 13' 1") (MAXIMUM)
- ✔ Bedroom Three: 2.3m x 2.2m (7' 7" x 7' 3") (MAXIMUM)

And there's more...

- ✔ Popular residential area
- ✔ Close to local amenities
- ✔ Secondary schools nearby