

FOR  
SALE



143 Ledbury Road, Hereford HR1 1RQ

£345,000 - Freehold

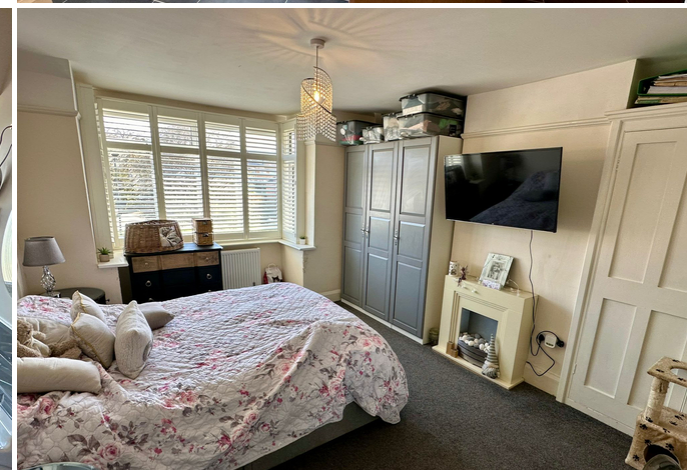
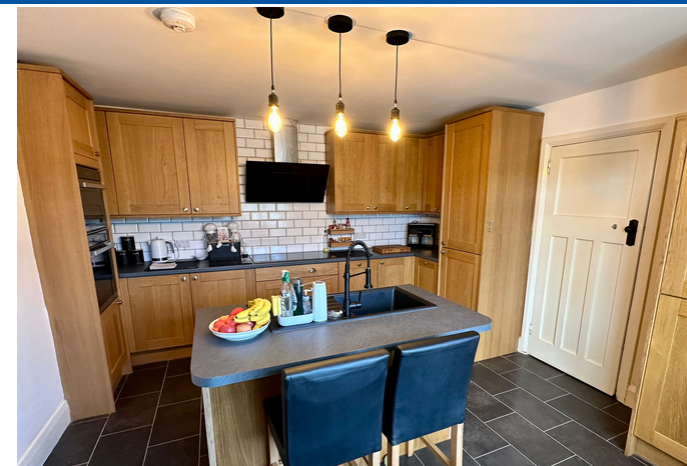
22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Occupying an elevated position in this popular residential location, a spacious 3 bedroom semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, modern kitchen and bathroom good size rear garden, ample off-road parking and we recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 3 bedroom semi-detached house*
- *Modern kitchen & bathroom*
- *Good size rear garden & ample parking*
- *Ideal family home*
- *Viewing advised*



## ROOM DESCRIPTIONS

### Canopy Porch

With composite entrance door through to the

### Spacious Reception Hall

Feature tiled floor, picture rail, stairs to the first floor with understairs store cupboard and door to the

### Downstairs Cloakroom

Low flush WC, wash hand-basin with storage below, double glazed window, tiled floor and ladder style radiator.

### Kitchen/Breakfast Room

Extensive range of wall and base cupboards, ample worksurfaces with splashbacks, built-in double oven and 5-ring hob with cookerhood over, central workstation/breakfast bar also incorporating the sink unit with pot washer style mixer tap over, radiator, large double glazed bay window to the front aspect with shutter-style blinds, pantry-style cupboard, space for fridge/freezer, central lighting, picture rail.

### Lounge

Fitted carpet, feature fire surround with hearth and display mantel over, radiator, picture rail, double glazed window to the side with shutter-style blinds and double glazed double doors with double glazed side windows opening into the rear garden with shutter-style blinds.

### Utility Room

Tiled floor, radiator, ample storage space, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, large walk-in store cupboard, double glazed window and door to the rear garden.

### First floor landing

Hatch to loft space, picture rail and door to

### Bedroom 1

Fitted carpet, radiator, picture rail, double glazed bay window to the front aspect with shutter-style blinds, space for wardrobes and built-in double store cupboard.

### Bedroom 2

Fitted carpet, radiator, built-in store cupboard, double glazed side window with blind and large double glazed window to the rear with shutter-style blinds.

### Bedroom 3

Fitted carpet, radiator, picture rail and double glazed window to the front aspect with shutter-style blinds.

### Bathroom

Newly installed luxury suite comprising roll-top clawfoot free-standing bath with handheld shower attachment over, low flush WC, pedestal wash hand-basin, separate shower cubicle with glazed sliding doors and rainwater style showerhead above, 2 double glazed windows, partially tiled wall surround, shaver light and point, ladder style towel rail/radiator, extractor fan, store cupboard and easy to maintain flooring.

### Outside

There is currently an area of garden that is sectioned off by fencing which was discovered to have knotweed. The current owners are 4 years into a 5 year treatment plan for the knotweed and the relevant documentation is available upon request. To the front of the property, there is a large driveway providing ample off-road parking facilities.

### Services

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

### Outgoings

Council tax band D - payable 2023/24 £2202.37

Water and drainage - rates are payable/metered supply.

### 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.

### Directions

Proceed east out of Hereford City along Blue School Street continuing into Bath Street, St Owen Street and into Ledbury Road. Number 143 is on the left-hand side, as indicated by the Agent's FOR SALE board. What3words -



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