

FOR  
SALE



175 Ledbury Road, Hereford HR1 1QD

£335,000 - Freehold

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



## PROPERTY SUMMARY

This superb semi-detached house is conveniently located in a well established and highly sought-after residential area about a mile and half East of the Cathedral City of Hereford.

Local amenities include various shops, public house, bus service, doctor's surgery, primary and secondary schools and the property is well placed for access to Hereford's further education colleges (Sixth Form Art & Technical).

Constructed in the 1930's, the property retains certain period features having gas central heating, double glazing and has very spacious accommodation ideal for family purposes and having ample off-road parking, garage (limited accessibility) and a good-sized rear garden.

## POINTS OF INTEREST

- *Traditional semi-detached house*
- *Sought after residential area*
- *Open-plan lounge/dining room*
- *Gas heating/double glazing*
- *Parking and garage*
- *3 Bedrooms*



## ROOM DESCRIPTIONS

### **Canopy Porch with door to Entrance Hall**

with radiator and door in to the

### **Open Plan Lounge/Dining Room**

Dining Room with bay window and radiator and Lounge has original fireplace with stone surround (fitted electric fire), bookshelves, radiator and window to front.

### **Kitchen Breakfast Room**

Fitted with pine base and wall mounted units, work surfaces, tiled splashbacks, sink unit, plumbing for washing machine, gas cooker point, radiator, window to rear, walk-in pantry with shelving and window.

### **Utility Room/Garden Room**

with radiator, cupboard housing the gas central heating boiler, side entrance door, double doors to the rear garden, central heating programmer, understairs storage cupboard and downstairs cloakroom with WC, wash hand basin and tiled walls.

The original staircase leads from the entrance hall to the

### **First Floor Landing**

Leaded glazed window and hatch to roof space.

### **Bedroom 1**

Two built-in wardrobes, radiator and window to front.

### **Bedroom 2**

Built-in wardrobe, shelving, dressing table, radiator and window to front.

### **Bedroom 3**

Storage cupboards with shelving, built-in Airing Cupboard with hot water cylinder, radiator and window to rear.

### **Shower Room**

shower cubicle with glass screen and electric fitment, wash hand basin with cupboards under, WC, radiator and window to rear.

### **Outside**

The property is approached via a brick paved drive with excellent parking, there is an elevated front garden lawned with a stone retaining wall and shrubs.

There is side access to the lovely rear garden which is enclosed by fencing, mainly lawned with paved patio and an extensive range of ornamental shrubs and trees.

Outside water tap.

The Garage has an electric up and over door, light, power, two windows and a side door.

### **Services**

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

### **Outgoings**

Council tax band D payable 2024/25 £2307.34. Water and drainage rates are payable.

### **Directions**

From Hereford proceed towards Ledbury on the A438 continue past the Rose & Crown public house, straight over the next set of traffic lights and the property will be located on the left-hand side (before the Co-op store).

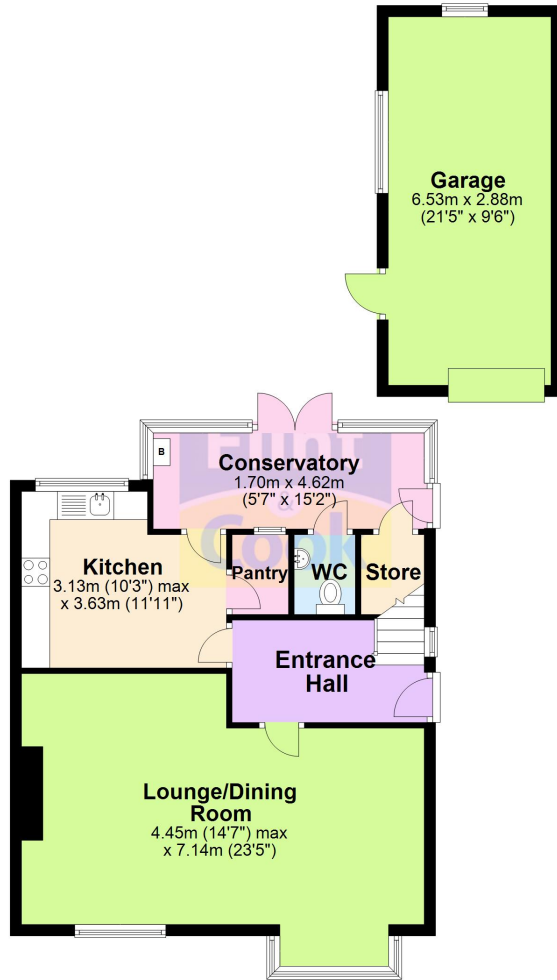
### **Viewing**

Strictly by appointment through the Agent, Flint & Cook (01432 355455).

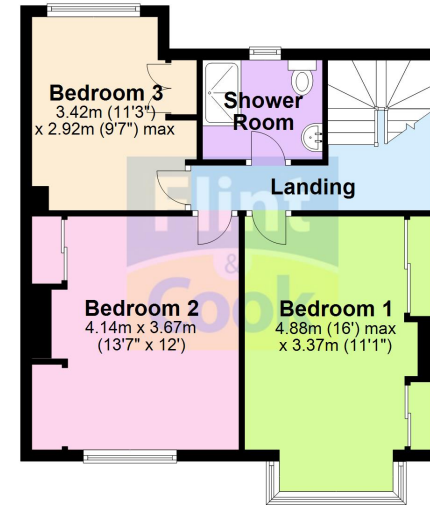
### **Money laundering regulations**

Prospective purchasers will be asked to provide identification, address verification and proof of funds at the time of making an offer.

**Ground Floor**  
Approx. 60.6 sq. metres (652.0 sq. feet)



**First Floor**  
Approx. 52.5 sq. metres (564.6 sq. feet)



Total area: approx. 113.0 sq. metres (1216.5 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			