



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'D'

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

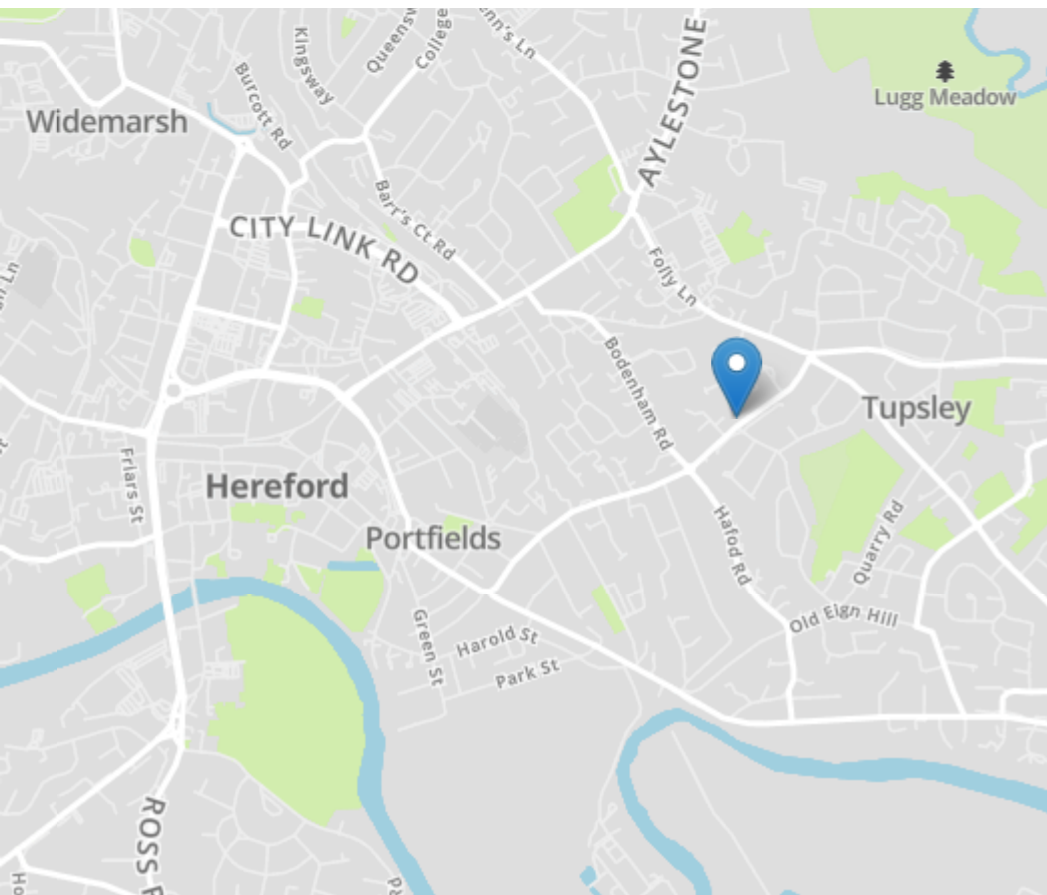
135 Ledbury Road
Hereford HR1 1RQ

£299,950



DIRECTIONS

From Hereford City proceed east onto A438 Ledbury Road, continue past Tesco Express and take the second exit straight over the roundabout staying on the A438, go past The Rose and Crown and the property can be found on the left hand side as indicated by the Agents For Sale Boar. For those who use 'What3words'///senior.thinks.winks



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

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.



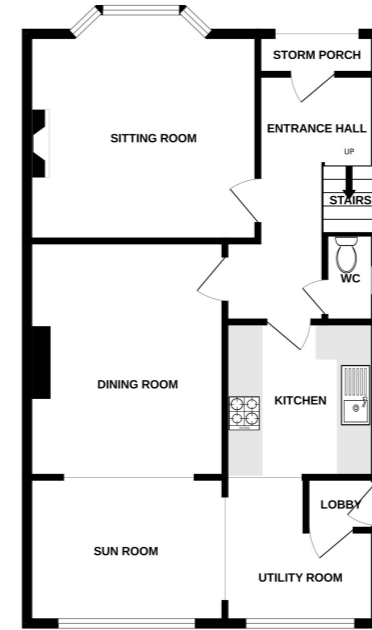
- No onward chain • Extended 3 bedroom semi detached property • 2 reception rooms • Extended single garage • Garden and Ample Parking.

Hereford 01432 343477

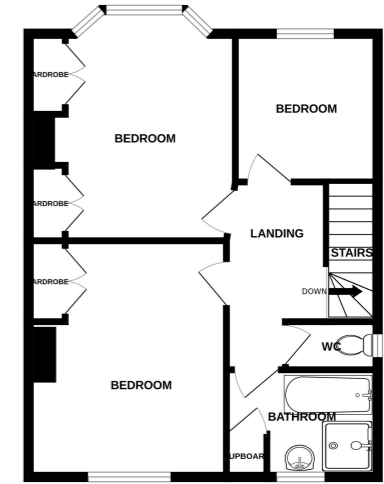
Ledbury 01531 631177



GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.
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OVERVIEW

Constructed in the 1930's, this three bedroom extended semi detached property retains certain period features and comprises, two reception rooms, kitchen with utility area, under stairs WC, dining/snug room, three good size bedrooms, separate WC, family bathroom, gardens, extended single garage and ample off road parking. This property has the benefit of no onward chain.

This semi-detached house is conveniently located in a well established and highly sought-after residential area about 1.5 miles 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).

In more detail the property comprises:

Canopy Entrance Porch

Single glazed wooden front door leads to:

Entrance Hall

A spacious entrance hall with carpet flooring, ceiling light point, radiator, and double glazed obscured glass window to the side elevation.

Door to:

Under Stairs Storage/WC

This has been converted, and in need of updating, and comprises WC, lino flooring, gas/electric meter, fuse board, and double glazed window to the side elevation.

Lounge

4.1m x 4.2m (13' 5" x 13' 9") into bay window.

With small double glazed bay window to the front elevation, carpet flooring, feature LED fitted storage fireplace, ceiling light point and dimmer switch, and radiator.

From the entrance hall door leads to:

Second Reception/Snug Room

4.2m x 3.5m (13' 9" x 11' 6")

This room could adapt to an additional snug, comprising , electric feature fire, carpet flooring, ceiling light point, TV and telephone point, power points and large opening through to the extension.

From the entrance hall door leads to:

Kitchen

2.7m x 5.8m (8' 10" x 19' 0")

With tiled floor, two ceiling light points, double glazed window to the side elevation, double glazed window to the rear elevation, space for gas/electric oven, fitted kitchen with base and wall units, large stainless steel sink with drainer either side and hot and cold tap over, space for fridge, a wealth of power sockets, recently fitted Vaillant central heating boiler, space and plumbing for washing machine, roll top working surfaces, and a utility space at the rear.

Door leads to:

Side Porch

With side access to the rear garden, ceiling light point, and tiled floor.

From the kitchen/utility room at the rear an opening leads to:

Further Dining/Snug Area

With a large double glazed widow to the rear elevation over looking the rear garden, ceiling light point, and carpet flooring.

Carpet stairs from the entrance hall leads to:

FIRST FLOOR

Landing

A spacious landing with fitted carpet, loft access, double glazed obscured glass window to the side elevation, and ceiling light point.

Bedroom1

3.3m x 4.2m (10' 10" x 13' 9")

With radiator, double glazed window to the front elevation, ceiling light point, carpet flooring, and fitted storage either side the chimney breast giving ample space.

Bedroom 2

4.2m x 2.9m (13' 9" x 9' 6")

A good size bedroom, with fitted carpet, ceiling light point, TV and telephone points, radiator, fitted office desk, wardrobe either side of the chimney breast and feature open fireplace and double glazed window to the rear elevation overlooking the rear garden.

Bedroom 3

2.55m x 2.55m (8' 4" x 8' 4")

A good size room with carpet flooring, two ceiling light points, radiator, double glazed window overlooking the front garden, power points, fitted storage and fitted desk.

Separate WC

With carpet flooring, ceiling light point, part tiling, low level WC, and double glazed obscure glass window to the side elevation.

Bathroom

With part tiled walls, radiator, built-in vanity space with immersion heater, wash hand basin with hot and cold tap over, large bath with hot and cold tap over, separate shower cubicle with mains shower unit and ceiling light point, and

double glazed obscured glass window to the rear elevation.

OUTSIDE

The property is approached via the front aspect over a large driveway, giving parking for four vehicles, and from here then leads to the front door. There is a slightly elevated lawn area to one side dispersed with flowers, roses, trees and shrubbery. Proceeding around the side of the property leads to the single garage, and from here to the rear of the property where there is an ornamental pond to one side, a step up leads onto the lawn area, where this extends to the very back of the garden, with raised flower and rose beds dispersed, and both brick walling and fencing boundaries the garden. At the very bottom of the garden is an elevated patio/seating/entertaining area.

Extended Single Garage

19.0m x 2.30m (62' 4" x 7' 7")

With up and over door, concrete base, with potential storage in the roof trusses, and multiple windows some double glazed some single glazed to both side and side elevations.

AGENTS NOTE: 15/07/24

01432 343477



At a glance...

- Lounge 4.1m x 4.2m (13' 5" x 13' 9")
- Second Reception/Snug Room 4.2m x 3.5m (13' 9" x 11' 6")
- Kitchen 2.7m x 5.8m (8' 10" x 19' 0")
- Bedroom 1. 3.3m x 4.2m (10' 10" x 13' 9")
- Bedroom 2. 4.2m x 2.9m (13' 9" x 9' 6")
- Bedroom 3. 2.55m x 2.55m (8' 4" x 8' 4")
- Extended Single Garage 19.0m x 2.30m (62' 4" x 7' 7")

And there's more...

- Popular residential area
- Close to local amenities

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.