

FOR  
SALE



ANDREW MORRIS  
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FOR SALE

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178 Ledbury Road, Hereford HR1 1RG

£325,000 - Freehold

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## PROPERTY SUMMARY

Pleasantly situated in this popular residential location, a well maintained 3 bedroom semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, modern kitchen and bathroom, garage and ample parking and we strongly recommend an internal inspection. In more detail, the spacious accommodation comprises:-

## POINTS OF INTEREST

- *Highly sought-after location*
- *Well maintained 3 bedroom semi-detached house*
- *Modern kitchen & bathroom*
- *Garage & ample parking*
- *Ideal family home*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### **Double glazed entrance door through to the**

#### **Entrance Porch**

Tiled floor, double glazed windows, storage space, outside light and partially double glazed door to the

#### **Spacious Reception Hall**

Fitted carpet, double radiator, double glazed window to the side, carpeted staircase to the first floor, understairs store cupboard and glazed panelled door to the

#### **Lounge**

Fitted carpet, large double glazed window to the front aspect, 2 radiators, feature fireplace with hearth, display mantel and built-in gas coal-effect living flame fire and open plan access to the

#### **Dining Room**

Fitted carpet, double radiator, double glazed sliding patio door to the rear and glazed panelled door to the

#### **Fitted Kitchen**

With a range of base units with ample worksurfaces, 1½ bowl sink unit with mixer tap over, easy to maintain flooring, space and plumbing for washing machine, double glazed window and door to the rear, built-in 4-ring gas hob with splashback over and double oven with cupboards above and below, radiator, pantry-style cupboard with shelving, built-in fridge and freezer.

#### **First floor landing**

Fitted carpet, double glazed side window, access hatch to loft space with pull-down ladder and built-in airing cupboard (also housing the gas central heating boiler).

#### **Bedroom 1**

Fitted carpet, double radiator, double glazed window to the front aspect and range of fitted wardrobes.

#### **Bedroom 2**

Fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

#### **Bedroom 3**

Fitted carpet, radiator, double glazed window to the front aspect, range of built-in cupboards with shelving.

#### **Bathroom**

Modern suite comprising P-shaped bath with twin showerhead over and glazed screen, vanity wash hand-basin with storage below, low flush WC, partially tiled wall surround, 2 double glazed windows with blinds, shaver light and point, antique-style towel rail/radiator.

#### **Outside**

To the front of the property there is a lawned garden with large driveway to the side providing off-road parking leading to the DETACHED GARAGE. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space and this then leads onto the remainder of the 2-tiered garden which is laid to lawn and all well enclosed to maintain privacy.

#### **Services**

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

#### **Outgoings**

Council tax band C - payable 2024/25 £2050.97  
Water and drainage - metered supply.

#### **Money laundering regulations**

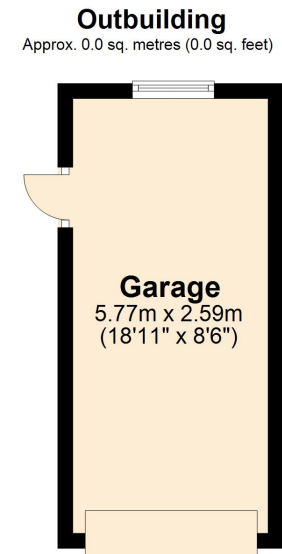
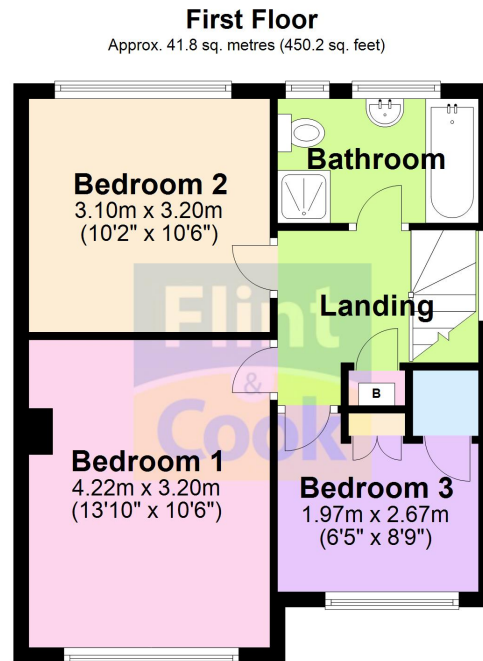
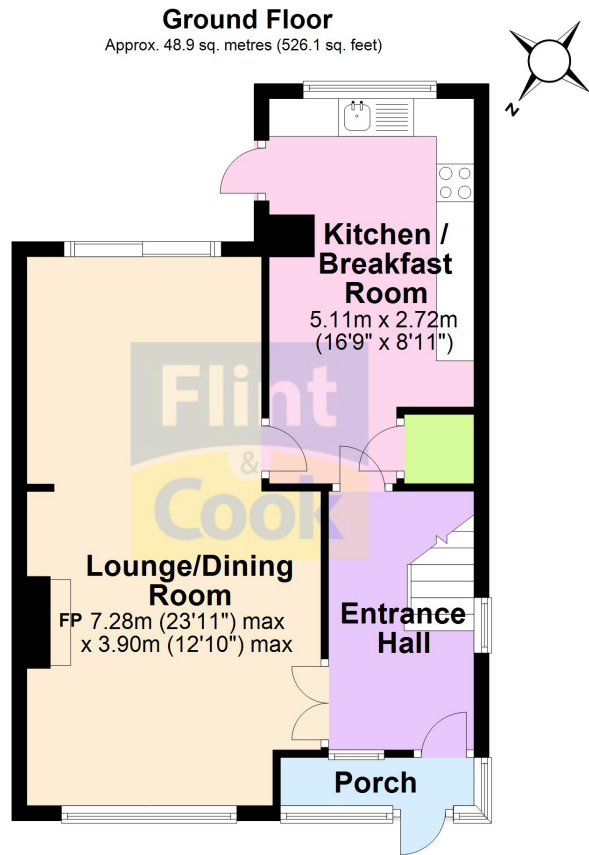
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### **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 Ledbury Road. After passing the Rose & Crown public house, turn right into Quarry Road and immediately right into the sliproad where number 178 is located. What3words - exists.marked.second



Total area: approx. 90.7 sq. metres (976.3 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>	<b>84</b>
(69-80)	<b>C</b>	<b>70</b>
(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