

FOR
SALE



87 Kensford, Ledbury Road, Hereford HR1 1RQ

£410,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Pleasantly situated in this highly sought-after residential location, an impressive 4 bedroom older-style semi-detached house offering ideal family accommodation. The property, which is in excellent decorative order throughout, has the added benefit of gas central heating, double glazing, luxury kitchen, good size landscaped rear garden, garage and long driveway and to fully appreciate this property we strongly recommend an internal inspection. In more detail, the impressive accommodation comprises:-

POINTS OF INTEREST

- *Highly sought after location*
- *4 Bedrooms*
- *Impressive older-style semi-detached house*
- *2 Large reception rooms*
- *Luxury kitchen, utility & WC*
- *Good size landscaped rear garden*
- *Ideal family home*
- *Must be viewed!*



ROOM DESCRIPTIONS

Recessed Entrance Porch

Tiled floor, electric light and feature entrance door through to the

Spacious Reception Hall

Double radiator, double glazed window to the side with roller blind, carpeted staircase to the first floor, coat-hooks, understairs storage, feature flooring and glazed panelled door to the

Lounge

Fitted carpet, double glazed bay window to the front aspect with Venetian blinds, large double radiator, picture rail, display shelving and feature fireplace with hearth, display mantel and built-in gas coal-effect living flame fire.

Dining Room

With feature wood-block flooring, double glazed double doors to the rear patio and garden, radiator, picture rail, recessed spotlighting, display shelving, arch display recess with shelving, feature tiled fireplace with hearth and display mantel over and open-plan access to the

Kitchen

Newly fitted with single drainer sink unit and mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, feature flooring, double glazed windows, recessed spotlighting, picture rail, eye-level glass display cabinet, built-in refrigerator and Rangemaster cooker with splashback and extractor over and glazed panelled sliding door to the

Rear Lobby

Feature flooring, double radiator, double glazed window and door to the rear patio and garden and door to the large walk-in pantry cupboard with shelving and electric light.

Downstairs Cloakroom

Low flush WC, wash hand-basin, tiled floor, partially tiled wall surround, picture rail, double glazed window.

Utility Room

Worksurface with space and plumbing below for washing machine, further freezer etc., double glazed window overlooking the rear garden.

A carpeted staircase leads up to the

First floor landing

With double glazed side window, large access hatch to loft space with pull-down ladder, double radiator and door to

Bedroom 1

Fitted carpet, double radiator, picture rail, double glazed bay window to the front aspect, over-bed pull lightswitch and mirror fronted double wardrobe.

Bedroom 2

Fitted carpet, double radiator, picture rail, over-bed pull light switch, double glazed window enjoying a pleasant outlook across the rear garden, range of built-in wardrobes and central dressing table unit.

Bedroom 3

Fitted carpet, picture rail, double glazed window overlooking the rear garden and double radiator.

Bedroom 4

Fitted carpet, double radiator, picture rail, over-bed pull lightswitch, display shelving.

Bathroom

Suite comprising P-shaped bath with shower unit and screen over, pedestal wash hand-basin, low flush WC, tiled floor, mirror fronted medicine cabinet, 2 double glazed windows with roller blinds, recessed spotlighting, radiator, display shelving and airing cupboard also housing the newly upgraded gas central heating boiler.

Outside

Immediately as you step out to the rear there is a good size paved patio area providing the perfect entertaining space with steps then leading onto one of the main features of the property which is the extensive and beautifully maintained garden which is attractively laid to lawn, bordered by a wide variety of well established flowers and shrubs and all enclosed by hedging, trees and fencing to maintain privacy. With the rear garden facing southwest, it is a real suntrap and there is also a useful side gate, outside tap, summerhouse and timber garden shed. To the front of the property, double gates open onto an extensive tarmac driveway which leads along the side of the property providing ample off-road parking for several vehicles and leading up to the DETACHED SINGLE GARAGE with up-and-over door, power and light points and ample storage space. The raised front garden is attractively laid to lawn, bordered by flowers and shrubs with paved steps leading to the front entrance door.

Services

Mains water, electricity, drainage and gas 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.

Money laundering regulations

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

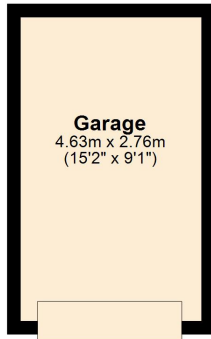
Viewing

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

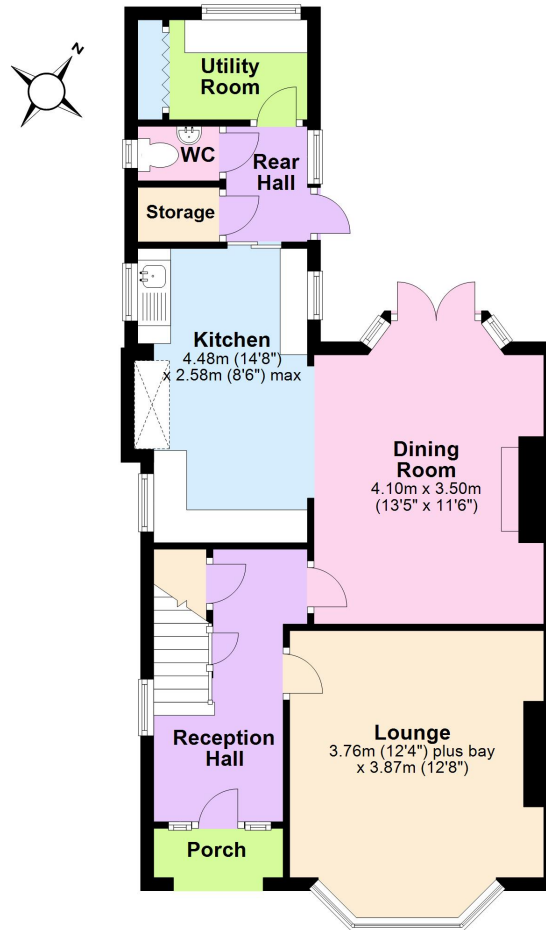
Directions

Proceed east out of Hereford City along Blue School Street, continuing into Bath Street, St Owen Street and into Ledbury Road. After crossing over the roundabout, number 87 is the 1st property on the left hand side. What3words - region.lights.bake

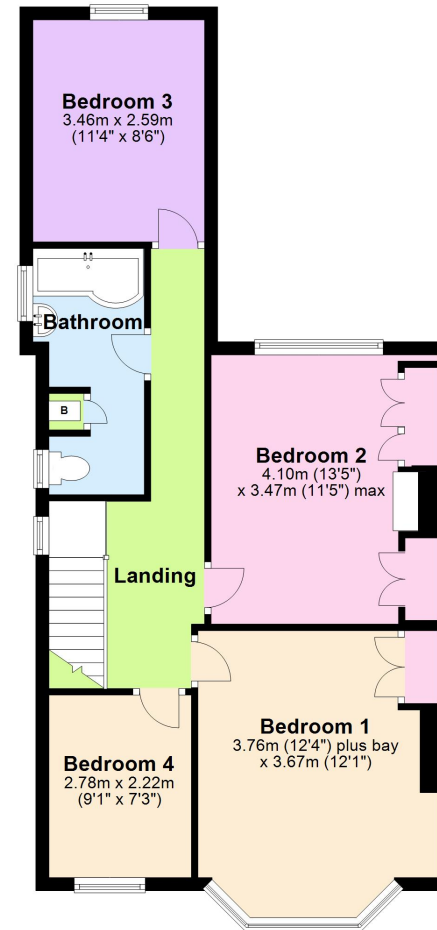
Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 59.9 sq. metres (645.3 sq. feet)



First Floor
Approx. 61.1 sq. metres (657.2 sq. feet)



Total area: approx. 121.0 sq. metres (1302.5 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

87 Ledbury Road, Hereford

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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	67	78
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			