

FOR
SALE



7 Ludlow Place, Hereford HR2 7EB

£165,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the city, a spacious 3-bedroom terraced house offering ideal first-time buyer/investment accommodation.

Although in need of some refurbishment, the property has gas central heating, double-glazing, generously sized living accommodation, and we recommend an internal inspection.

POINTS OF INTEREST

- *Outskirts of the city*
- *Spacious 3-bed house*
- *Gas central heating, double-glazing*
- *Requires some modernisation*
- *Ideal first time buyer/investment*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy porch

uPVC double-glazed entrance door to the

Reception hall

Stairs to first floor, coat hooks, understairs storage area, door to

Lounge/dining room

2 radiators, double-glazed windows to front and rear, open fireplace, door to

Kitchen

Single drainer sink unit with mixer tap over, wall and base cupboards, worksurfaces with splashbacks, space for appliances, access door to the reception hall, double-glazed window and door to the rear garden, pantry cupboard with shelving.

First floor landing

Bedroom 1

Radiator, double-glazed window to rear, recess ideal for wardrobes, built-in airing cupboard also housing the gas central heating boiler.

Bedroom 2

Radiator, double-glazed window to front, access hatch to loft space.

Bedroom 3

Radiator, double-glazed window to front.

Bathroom

Suite comprising bath with shower unit over, wash hand basin and low flush WC, double-glazed window, ladder-style radiator.

Outside

To the front of the property there is an enclosed garden with paved pathway leading to the front entrance door.

The rear garden is mainly laid to lawn, enclosed by fencing with useful rear access gate and store sheds.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the Belmont Road (A465 Abergavenny) taking the 1st exit at the Tesco roundabout onto Southolme Road. Continue over the mini-roundabout onto Waterfield Road. At the T-junction cross immediately over to Ludlow Place.

Viewing

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

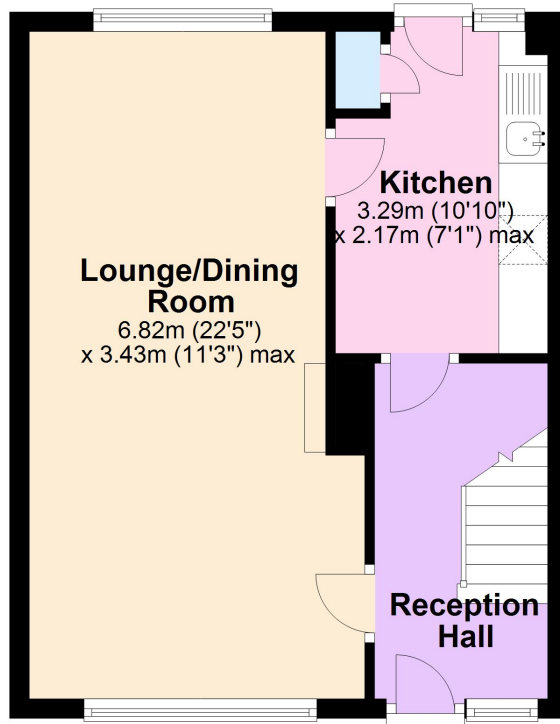
Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



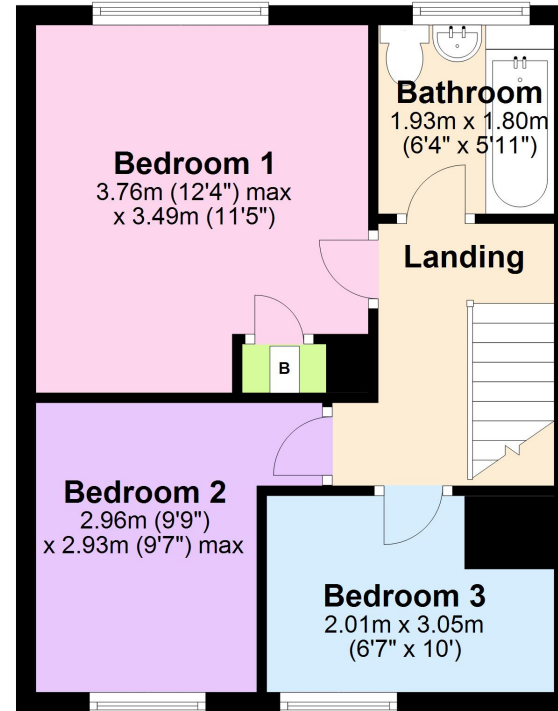
Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 72.1 sq. metres (776.4 sq. feet)

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

7 Ludlow Place, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			