



199 Ledbury Road, Hereford



199 Ledbury Road Hereford HR1 1QE

£285,000

- Highly sought-after location
- Spacious 3-bedroom older style semi
- Good-sized front and rear gardens
- Requires modernisation and refurbishment
- Wealth of potential
- Ideal family home

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

37 High Street
Bromyard
HR7 4AE
Tel: 01885 488166
bromyard@flintandcook.co.uk

Managing Director: Jonathan Cook F.N.A.E.A., F.N.A.V.A.
Sales Director Hereford: Martin Pearce M.N.A.E.A.
Flint & Cook Limited. Registered in England No. 12997370
Registered Office: 22 Broad Street, Hereford, UK, HR4 9AP
VAT No. 489 0289 02

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Pleasantly situated in this highly sought-after location, a spacious 3-bedroom older style semi offering the ideal family accommodation. Although in need of modernisation and refurbishment, the property has the benefit of good-sized front and rear gardens, garage and driveway and to fully appreciate it's potential we recommend an internal inspection.

Hereford City centre is within easy reach but there is a wide range of popular amenities nearby including primary and secondary schools, church, public house, shop and daily bus services.

Ground floor

Glazed panelled double doors to the

Entrance Porch

Glazed panelled entrance door through to the

Reception hall

Radiator, double-glazed side window, central heating thermostat and door to

Lounge

Double-glazed bay window to the front aspect, radiator, wall lights, tiled fire-place with hearth display mantel over.

Dining room

Tiled fire-place, double-glazed sliding patio door to the rear garden and radiator.

Kitchen

In need of modernisation and currently comprising single-drainer sink unit, range of wall and base cupboards, double-glazed window overlooking garden.

Partially glazed door to the side passage way with doors to the front and rear. Internal door to the garage and door to the

Utility/cloakroom

Single-drainer sink unit, space and plumbing for washing machine, window to rear and low flush WC.

First floor

Landing

Access hatch to loft space, radiator and door to

Bedroom 1

Radiator, bay window to the front aspect, range of fitted wardrobes.



Bedroom 2

Radiator, double-glazed window overlooking rear garden, fitted bedroom furniture and built-in airing/store cupboard.

Bedroom 3

Double-glazed window to the front.

Shower room

Suite comprising shower cubicle with glazed screen, pedestal wash-hand basin, double-glazed side window.

Separate WC with low flush cistern and double-glazed window.

Outside

To the front of the property there is a good-sized lawned garden bordered by flowers and shrubs with concrete driveway to the side providing off-road parking, leading down to the **Garage** with double doors, power and light points, ample storage space and internal door to the side passageway.

One of the main features of the property is the good-sized rear garden which is mainly laid to lawn and enclosed by fencing to maintain privacy. At the bottom of the garden there is a large timber garden shed providing good storage space.

General information

Services

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

Outgoings

Council tax band D - payable 2023/24 £2202.37
Water and drainage - rates are payable/metered supply.



Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed east out of Hereford City along Blue School Street and continuing into Bath Street, St Owens Street and into Ledbury Road. Cross over the traffic lights, taking the next turning left into Burden Road, immediately right into the slip road and 119 is on the left-hand side as indicated by the Agent's For Sale board.

Viewing

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

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

FC008373 August 2023 (1)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		