

FOR
SALE



7 Ledbury Court, Hereford HR1 2SH

£269,950 - Freehold

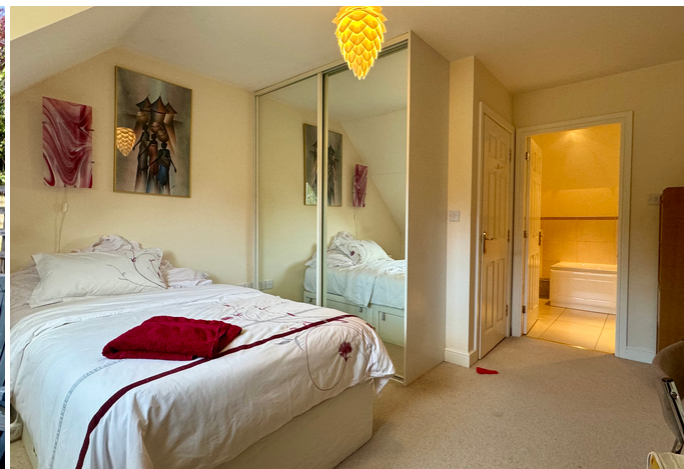
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this sought after residential location a short walk from Hereford City Centre and Hereford County Hospital a well presented 3 storey 3 bedroom end terraced house offering ideal first time buyer/ small family accommodation and being sold with the added benefit of no onward chain. The property also benefits from main bedroom with en-suite, gas central heating, double glazing, private rear garden and allocated parking. We highly recommend an internal inspection.

POINTS OF INTEREST

- *End terraced house*
- *Three bedrooms*
- *No onward chain*
- *Ideal FTB/family accommodation*
- *Garden & allocated parking*
- *Sought after location*



ROOM DESCRIPTIONS

Ground floor

With canopy entrance porch and door into

Entrance hall

With fitted carpet, recess spotlight, radiator, hooks for coat storage, carpeted stairs leading up and door into

Kitchen

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, 4 ring gas hob, double electric oven and extractor over, integrated fridge/freezer, dishwasher and washing machine. Cupboard housing the Worcester Bosch gas central heating boiler, double glazed window to the front, recess spotlights, tiled floor, radiator and doors to under stair storage cupboard and to

Downstairs W/C

Low flush w/c, pedestal wash hand basin, part tiled surround, tiled floor, radiator, ceiling light point and extractor

Lounge/dining room

Fitted carpet, radiator, double glazed window and french doors to the rear garden

First floor landing

With fitted carpet, smoke alarm, two ceiling light points, stairs to the second floor and doors to

Bedroom 2

Fitted carpet, radiator, double glazed window, double built in wardrobe with mirrored sliding doors and a single built in wardrobe with hanging rail and wooden shelf

Bedroom 3

With fitted carpet, double glazed window to the front aspect and radiator

Bathroom

Three piece suite comprising panelled bath with tiled surround and mains fitment shower head over, low flush w/c, wash hand basin, tiled floor, extractor and heated towel rail

Second floor landing

With fitted carpet, loft hatch and door into

Bedroom 1 with en-suite

With fitted carpet, radiator, double glazed window, double built in wardrobe with sliding mirrored sliding doors and door into

En-suite

A full white suite comprising panelled bath, corner shower unit with mains fitment shower head over, low flush w/c, pedestal wash hand basin, part tiled surround, tiled floor, extractor, heated towel rail, recess spotlights and two access points to the eaves storage.

Outside

There is an allocated parking space for no.7. To the front a small area of lawn with paved path to the front door and shared pathway leading to the rear access. To the rear a low maintenance garden with paved patio area with the remainder of the garden laid to stone for ease and low maintenance. The rear garden is enclosed by fencing and brick walling with a rear access gate.

Services

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

Outgoings

Council tax band C, payable 2024/2025 £2071

Water rates are payable.

Directions

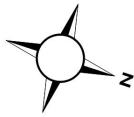
Proceed east out of Hereford City heading past the fire station towards Ledbury, before reaching the Texaco petrol station, take the left hand turn before signposted Ledbury Court. The property is then situated round to the left.

Viewings

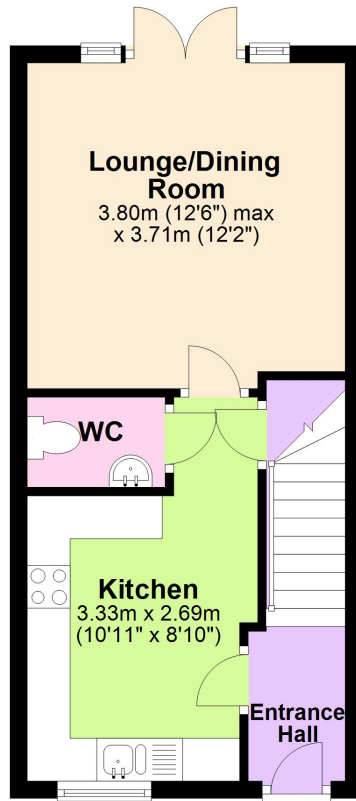
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

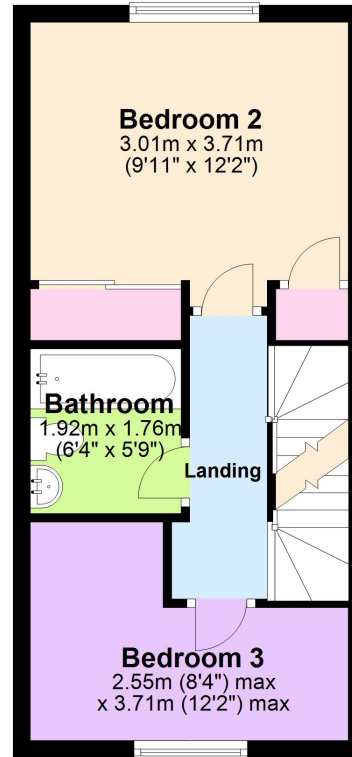
Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



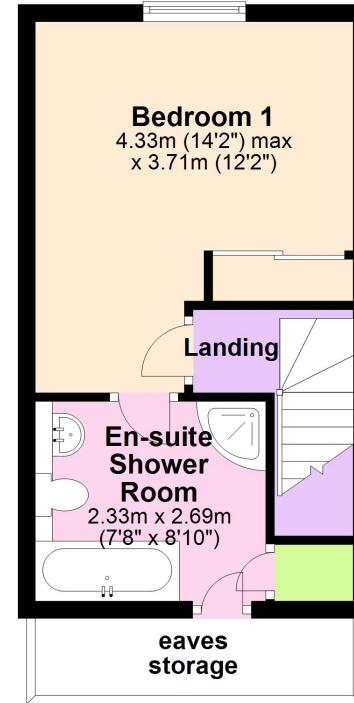
Ground Floor
Approx. 31.1 sq. metres (334.4 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.6 sq. feet)



Second Floor
Approx. 25.1 sq. metres (269.7 sq. feet)



Total area: approx. 87.2 sq. metres (938.6 sq. feet)

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

7 Ledbury Court, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			