

FOR
SALE



42 Ledbury Road, Hereford HR1 2SY

£225,000 - Freehold

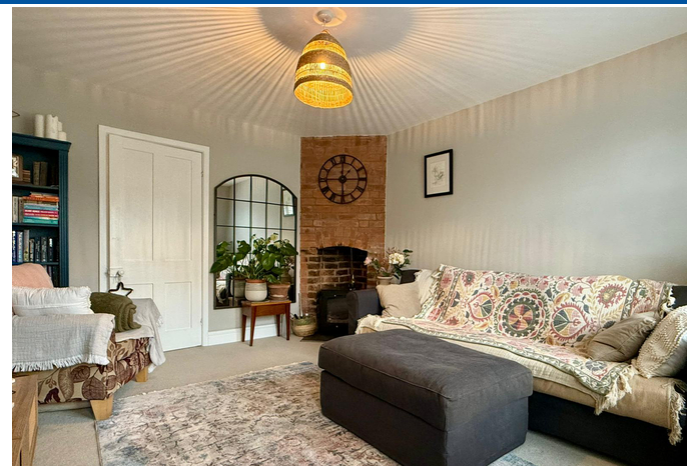
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location just a short walk from Hereford city centre and Hereford County Hospital an immaculately presented 2 bedroom mid terrace house offering ideal first time buyer accommodation. The property has the added benefit of double glazing, gas central heating, 2 double bedrooms, 2 reception rooms, a modern fitted kitchen and bathroom and we highly recommend an internal inspection.

POINTS OF INTEREST

- *2 double bedrooms*
- *Mid terraced Victorian house*
- *Ideal first time buyer accommodation*
- *Immaculately presented throughout*
- *popular residential location*
- *Must be view*



ROOM DESCRIPTIONS

Living Room

Accessed via a composite front door having fitted carpet double glazing, window to the front aspect with fitted shutter blinds, ceiling light point, radiator, a feature brick fireplace with tiled hearth (potential for a wood burning stove) and door leading into the

Dining Room

With vinyl flooring, gas central heating thermostat, brick fireplace with tiled hearth, radiator, double glazed window to the rear aspect, carpeted stairs leading up and a door down to the cellar.

Kitchen

An immaculately presented kitchen with matching matt wall and base units, solid wood work surfaces, integrated appliances to include fridge, slimline dishwasher, sink and drainer unit, electric oven, 4 ring gas hob with extractor over, under counter space for washing machine, wood effect flooring, double glazed window to rear, recessed spotlighting, door to the rear courtyard and bi-folding door leading into the downstairs WC.

Ground floor WC

With low flush WC, wash hand basin with tiled splashback, wood effect flooring and wall light.

First Floor Landing

With fitted carpet, smoke alarm, ceiling light point, loft hatch and doors to the bedrooms.

Bedroom 1

With fitted carpets, 2 radiators, 2 double glazed windows to the front aspect, ceiling light point, 2 wall lights, feature fireplace with tiled hearth, built in triple wardrobe.

Bedroom 2

With exposed floorboards, radiator, double glazed window to the rear, ceiling light point, airing cupboard with radiator and fitted wooden shelving with door and step leading down to the bathroom.

Bathroom

With three piece suite comprising panel bath with rainfall fitment shower over and tiled surround, wash hand basin with storage under and illuminated mirror over, low flush WC, double glazed window, chrome heated towel rail, tile effect flooring, Velux window and recessed spotlights.

Outside

to the rear a small courtyard area with an outside tap, outside light and power point, rear access gate leading onto Portfield Street.

To the front an iron gate provides access to steps leading to the front door and to a small courtyard area laid to artificial grass for easy maintenance with two ornamental trees.

Services

All services are mains with gas fire central heating

Outgoings

Council tax band B - £1794.59 payable 2024/2025

Water and drainage rates are payable.

Viewings

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

Directions

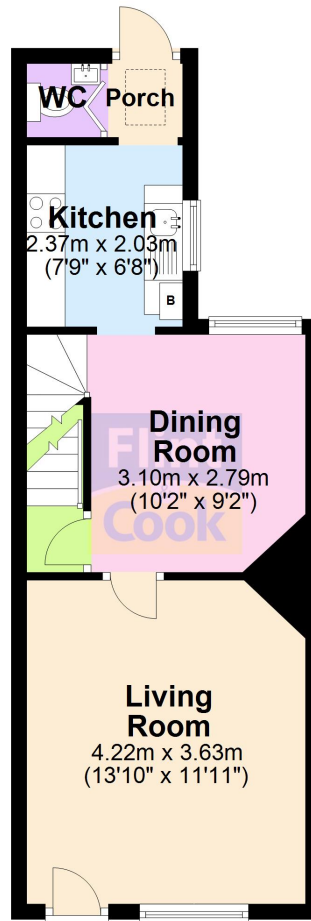
Travelling east from Hereford heading past the fire station towards Ledbury Road, continue along Ledbury Road and the property is situated on the right hand side before Portfield Street.

Money Laundering regulations

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

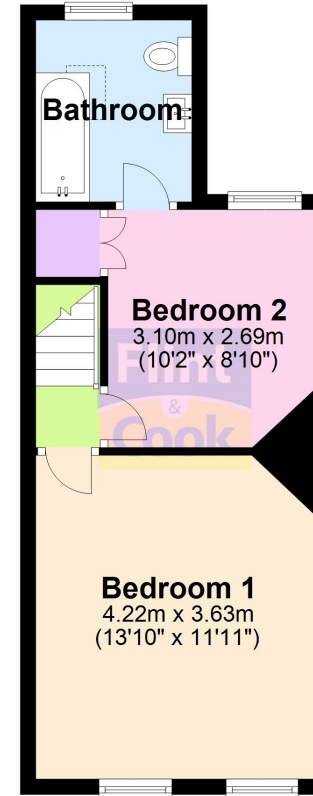
Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



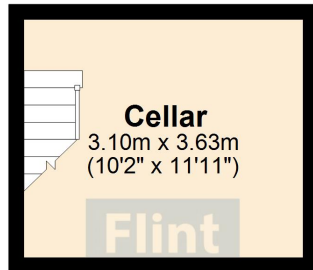
First Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



Basement

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus cellar, approx. 11.3 sq. metres (121.1 sq. feet)



Main area: Approx. 65.9 sq. metres (709.6 sq. feet)

Plus cellar, approx. 11.3 sq. metres (121.1 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+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		