

FOR  
SALE



34 Ledbury Road, Hereford HR1 2SY

£245,000 - Freehold

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## 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 end terraced 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 converted cellar room, a modern fitted kitchen and bathroom and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Two double bedrooms, two receptions & converted cellar*
- *End terraced house*
- *Sought after location*
- *Well presented throughout*
- *Ideal first time buyer home*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor

Canopy porch with entrance door into

### Entrance hall

With wooden flooring, ceiling light point, carpeted stairs leading up and doors off to

### Living room

With exposed wooden floorboards, radiator, ceiling light point, coving, open fireplace with feature tiled surround and hearth, fitted shelving to the recesses and double glazed window to the front.

### Dining room

With exposed wooden floorboards, fireplace with exposed brickwork and tiled hearth, radiator, large double glazed window, ceiling light pendant with ceiling rose, opening into the kitchen and door leading down to the

### Kitchen

A beautifully fitted kitchen with matte grey matching wall and base units, ample work surfaces over, 1 1/2 bowl sink and drainer unit, 4 ring gas hob with extractor over and electric oven below, tiled splash backs, space for freestanding fridge/ freezer, wall mounted gas central heating boiler, laminate flooring, double glazed window, utility cupboard with space and plumbing for washing machine and tumble dryer, wine rack, Under counter space for dishwasher and door out to the rear courtyard.

### Cellar

With space for coats, light point and stairs leading down to a fantastic space providing flexibility as a home office, snug or guest bedroom. With fitted carpet, radiator, ceiling light, useful under stair storage space, cupboard housing the fusebox and electric meter, double glazed velux window.

### First floor landing

With fitted carpet, ceiling light point and doors to

### Bedroom 1

With fitted carpet, ceiling light point, radiator, two double glazed windows to the front aspect and built in storage cupboard.

### Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window.

### Bathroom

A beautifully modernised bathroom with large walk in shower and mains fitment rainfall shower head over and tiled surround, low flush w/c, pedestal wash hand basin, part panelled surround, heated towel rail, storage cupboard and double glazed window to the rear.

### Outside

Approached via an iron gate to the front with concrete steps leading up to a paved pathway providing access to the front door and side access gate. The remainder of the front is laid to stone for ease and low maintenance. To the rear a paved courtyard garden perfect for entertaining and for ease and low maintenance with side access gate and a further access gate leading onto Portfield street, there is a useful wooden storage shed and the rest is enclosed by fencing.

### Services

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

### Outgoings-

Council tax band 'B' - £1889.10 for 2025/2026

Water and drainage rates are payable.

### Viewings-

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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

### Directions

Travelling east from Hereford City Centre heading past the fire station towards Ledbury Road, continue along Ledbury Road and the property is situated on the right hand side a short distance before Portfield Street as indicated by the agents for sale board.



Total area: approx. 88.8 sq. metres (955.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>59</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		