



A CHARMING GRADE II LISTED VICTORIAN TERRACED HOUSE CONVENIENTLY SITUATED WITHIN THE TOWN WITH ACCOMMODATION COMPRISING A SPACIOUS SITTING/DINING ROOM, KITCHEN, TWO BEDROOMS, BATHROOM AND ATTRACTIVE TERRACED REAR GARDEN. EPC D.

VIEWING ESSENTIAL

## 151, The Homend - Guide Price £249,950

Ledbury, Herefordshire, HR8 1BP

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# 151 The Homend

## Location & Description

151 The Homend is conveniently situated in the heart of Ledbury town.

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

## Property Description

A charming Grade II listed Victorian terraced house situated within the heart of Ledbury town, within easy access of the many individual shops, amenities and mainline railway station.

This delightful and beautifully presented property benefits from gas central heating and double glazing with accommodation comprising to the ground floor a well-proportioned reception room comprising a sitting room with feature fireplace and dining area and a contemporary fitted kitchen with external access to the garden. To the first floor are two bedrooms and a bathroom.

Outside the property benefits from two shared pathways giving access to the terraced rear garden which is attractively landscaped with a paved terrace and gravelled pathways interspersed with well planted flowerbeds and borders.

The agent recommends an early inspection to appreciate this charming home and convenient town centre location.

## Sitting/Dining Room 7.23m (23ft 4in) x 4.59m (14ft 10in)

With solid oak entrance door. Fitted matwell. Oak staircase to first floor. Double glazed wooden windows to front and rear aspects. Fireplace with exposed brickwork and alcove fitted shelving. Two radiators. Downlights. Glazed panelled door to:

## Kitchen 3.07m (9ft 11in) x 1.80m (5ft 10in)

Fitted with a range of shaker style cream wall and base cupboards with solid wood work surfaces over. Butler sink. Appliances to include ceramic hob and electric oven, larger fridge and small dishwasher. Large Velux window. Part glazed door with access to the garden.





### First Floor Landing

Door to airing cupboard housing WORCESTER central heating boiler. Access to partially boarded loft space with drop down ladder. Carpet. Picture rail. Pine doors opening to:

### Bedroom 1 4.62m (14ft 11in) x 2.76m (8ft 11in)

With two windows to front. Two useful storage cupboards. Radiator. Pendant light fitting. Space for wardrobe. Carpet.

### Bedroom 2 2.71m (8ft 9in) x 2.48m (8ft)

Double glazed window to rear with garden views. Original cast iron fire place. Radiator. Carpet. Pendant light fitting.



### Bathroom

Suite comprising WC, vanity unit with ceramic wash hand basin, panelled bath with mixer tap and shower attachment and glazed shower screen. Radiator. Extractor fan. Downlights. Double glazed window to rear.

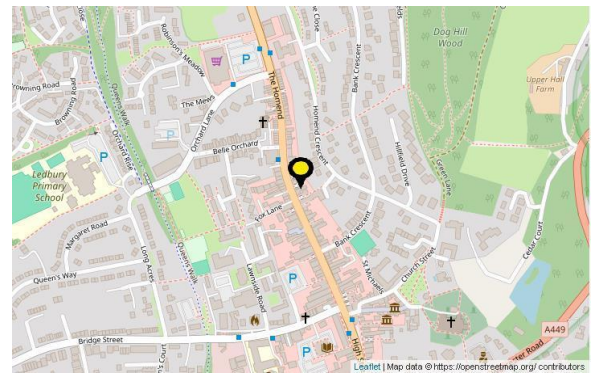
### Outside

Access to the rear garden is via two shared gated passageways. The terraced garden is attractively landscaped with steps and gravelled pathways interspersed with mature flowerbeds and a lovely seating area at the top of the garden where there is also a useful garden shed.



## Directions

From the agents office, turn left at the traffic lights and continue through the High Street into The Homend. The property will be found on the right hand side opposite the Old Cottage Hospital.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

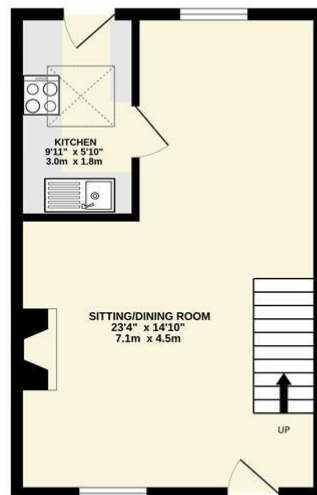
## Council Tax

COUNCIL TAX BAND "B"

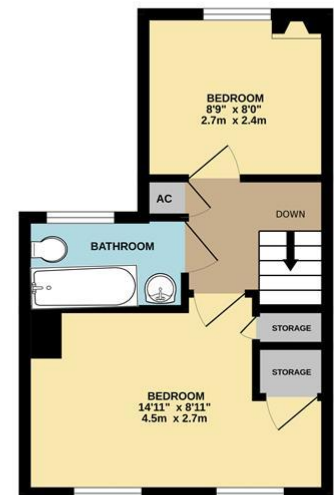
## EPC

The EPC rating for this property is D (62).

GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

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