



**A Recently Extended Modern Three Bedroom Home Set Within A Popular Residential Area Of Ledbury. The Property Benefits From A Ground Floor Extension That Creates A Spacious And Stylish Kitchen/Dining Room, Along With A Separate Sitting Room. Further Features Include A Landscaped Garden, Gas Central Heating And Double Glazing Throughout. EPC Rating - C**

**28 Prince Rupert Road – Guide Price £295,000**

Ledbury, Herefordshire, HR8 2FA



# 28 Prince Rupert Road

## Location & Description

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 recently extended and renovated family home, offering spacious and modern living in a popular residential area of Ledbury. The property has benefited from a substantial rear extension, creating generous ground floor accommodation including a contemporary kitchen and dining space, ideal for modern family life.

The ground floor comprises an entrance hallway, sitting room, impressive extended kitchen dining room with modern fittings, a separate dining area and a WC. Oak-framed doors and bi-folds open onto the rear garden, providing excellent natural light and indoor-outdoor flow.

To the first floor are three bedrooms and a family bathroom. While the ground floor has been modernised, the renovation has not been fully completed and the upstairs accommodation and bathroom would benefit from updating, offering an excellent opportunity for a buyer to add their own style and finish.

Outside, the property enjoys a recently landscaped rear garden with patio, along with off-road parking and a single garage accessed from the rear.

An attractive home with significant improvements already completed, offering further potential in a well-regarded Ledbury location.

The accommodation with approximate dimensions is as follows:

## Entrance Hall

Enter via an obscure glass oak wooden door. Entrance hallway with ceiling light point. Radiator. Tiled flooring. Carpeted staircase to the first floor. Doors into Sitting room, Kitchen Diner and WC.

## Kitchen Dining Room 5.14m (16ft 7in) x 2.97m (9ft 7in)

An extended dual aspect room with double glazed window to the front aspect. Nine spot down lights. A range of wall and base units with wooden worktops featuring an inset composite sink and half sink unit with a tiled backsplash. Two integrated 'Siemens' electric ovens and an integrated microwave. Inset five ring gas hob. Worcester 'Bosch' Combination boiler. Fuse board. Tiled flooring. Space for Fridge freezer, Washing machine, Tumble dryer.

Open through to...

## Dining Room 2.99m (9ft 8in) x 2.45m (7ft 11in)

Dining space which forms part of an extension in 2024. With feature light fitting. Radiator. Oak framed double glazed doors onto the garden.





### Sitting Room 5.63m (18ft 2in) x 4.52m (14ft 7in)

A generous family space, also extended in 2024. With three ceiling light points. Media wall with shelving and tv point. Radiator. Carpet. Oak framed bi-fold doors onto the garden.

### WC

With ceiling light point. Obscure double glazed window to the front aspect. Low level toilet. Vessel sink with chrome tap and a marble effect backsplash. Tiled flooring. Oak shelving.

### To The First Floor

Landing with ceiling light point. Two double glazed window to the front aspect with fitted blinds. Useful storage cupboard with shelving. Carpet.

### Bedroom One 4.11m (13ft 3in) x 2.94m (9ft 6in)

A double bedroom with ceiling light point. Double glazed window to the rear aspect. Fitted open wardrobe above the staircase. Carpet. Radiator.

### Bedroom Two 3.61m (11ft 8in) x 2.61m (8ft 5in)

A double bedroom with double glazing to the rear aspect. Ceiling light point. Carpet. Radiator.

### Bedroom Three 3.49m (11ft 3in) x 1.96m (6ft 4in)

Double glazing to the rear aspect. With fitted wardrobes/hanging space. Built in desk and home office space. Radiators. Carpet.

### Bathroom

With obscure double glazing to the front aspect with fitted blinds. A panelled bath with mains powered over head shower and a tiled surround. Half tiled walls. Low level toilet. Ceramic sink. Shaving point. Fitted shelving. Ceiling light point. Extractor fan.

### Outside and Garden

A recently landscaped enclosed rear garden with a stylish patio (installed in 2025) Raised borders to the rear and gated side access. There's a feature Silver Birch tree surrounded by an area laid to lawn. Outside water is available.

To the front is a slate gravelled border either side of the front door with a paved path.

The property benefits from an off road parking space and single garage which is accessed via a shared tarmac driveway to the rear.



## Directions

From the agents Ledbury office turn left at the traffic lights and proceed through the town centre. Continue straight over the traffic lights adjacent to Tesco and then bear left by the railway station onto the Hereford road. At the roundabout take the first exit into New Mills Way and then take the third turning right into Prince Rupert Road. Follow the road, passing the green space on the left hand side where shortly afterwards, the property can be located on the right.



## 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 purchases/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 formerly 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) or Colwall Office (01684 540300)

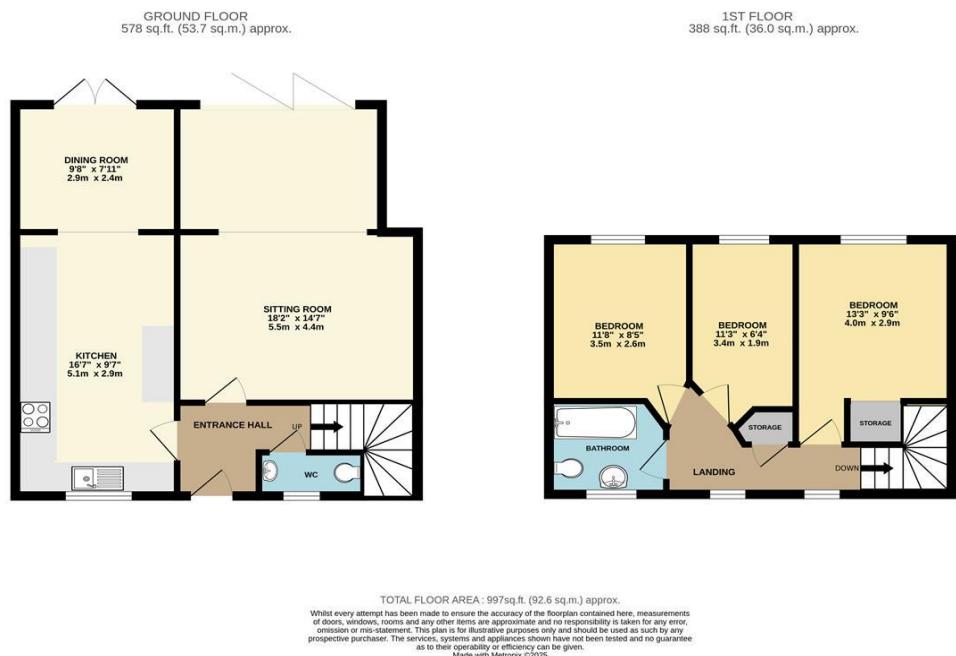
## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (77).



**Ledbury Office**  
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