



21 Herrick Vale
Ledbury HR8 2GR

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Guide Price £335,000

A THREE BEDROOM DETACHED FAMILY HOME having MASTER EN-SUITE, SPACIOUS KITCHEN / DINING ROOM, GARAGE and OFF ROAD PARKING, situated on the outskirts of the BEAUTIFUL HISTORIC MARKET TOWN OF LEDBURY.

Ledbury offers a wide range of local facilities including shops, schools, churches, hotels, doctors surgery, local hospital, recreational facilities and a main line railway station and theatre.

The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distance and the M50 motorway is approximately 4 miles south of the town.





Enter the property via double glazed front door into:

ENTRANCE HALL

Double door to storage area, door to under stairs storage cupboard, single radiator, thermostat control, internet point, Karndean flooring, stairs leading off.

CLOAKROOM

6'3 x 3'0 (1.91m x 0.91m)

WC, wash hand basin with mixer tap, radiator, extractor fan, Karndean flooring.

LOUNGE

16'2 x 10'0 (4.93m x 3.05m)

Karndean flooring, TV and network points, single radiators, side and front aspect windows. Door to:

KITCHEN / DINING ROOM

16'1 x 10'4 (4.90m x 3.15m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and splashbacks, integrated appliances to include oven, four ring gas hob with extractor fan, integrated tall fridge / freezer, dishwasher and washing machine, Karndean flooring, double radiator, inset spotlighting, double opening French doors to patio and gardens, front and side aspect windows.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space, single radiator, rear aspect window.

MASTER BEDROOM

13'9 x 12'7 (4.19m x 3.84m)

Single radiator, front aspect window. Door to:

EN-SUITE SHOWER ROOM

6'6 x 4'7 (1.98m x 1.40m)

WC, wash hand basin with mixer tap, double shower cubicle accessed via sliding glazed screen with Mira Azura shower, double radiator, splashbacks, extractor fan, shaver point, front aspect frosted window.

BEDROOM 2

12'3 x 10'2 (3.73m x 3.10m)

Over stairs storage cupboard, single radiator, front and side aspect windows.

BEDROOM 3

7'3 x 6'8 (2.21m x 2.03m)

Single radiator, side aspect window.

BATHROOM

7'6 x 6'2 (2.29m x 1.88m)

Panelled bath with mixer tap and shower detachment, WC, wash hand basin with mixer tap, double radiator, tiled splashbacks, extractor fan, side aspect frosted window.

OUTSIDE

A patio pathway leads to the front door with the front gardens planted with shrubs and bushes. A gated side access leads to the rear garden which measures 45' x 35' approximately, comprising patio seating area and lawns, outside lighting, outside water tap, gated access to the driveway, all enclosed by fencing. The driveway to the rear and a block paved side area suitable for the parking of three / four vehicles, leads to:

SINGLE GARAGE

17'4 x 9'0 (5.28m x 2.74m)

Accessed via up and over door, power and lighting.

AGENT'S NOTE

A maintenance charge of approximately £153 per annum to cover the communal areas.

SERVICES

Mains water, electricity, drainage and gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

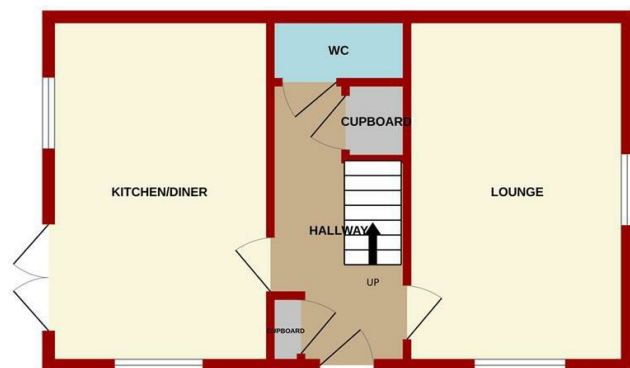
From Newent, take the Dymock Road to Ledbury. At the Full Pitcher roundabout, take the last exit onto the bypass and take the first right onto Kipling Road, taking the fifth left hand turning into Herrick Vale, where the property can be located on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

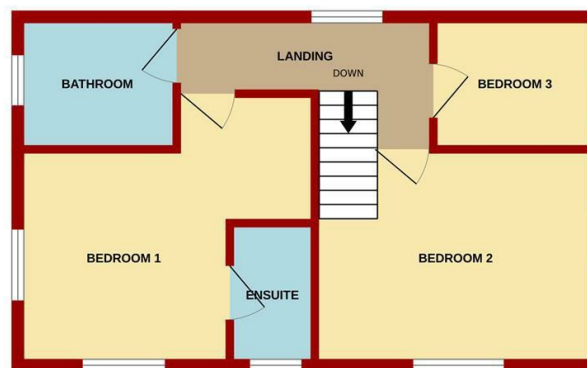
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



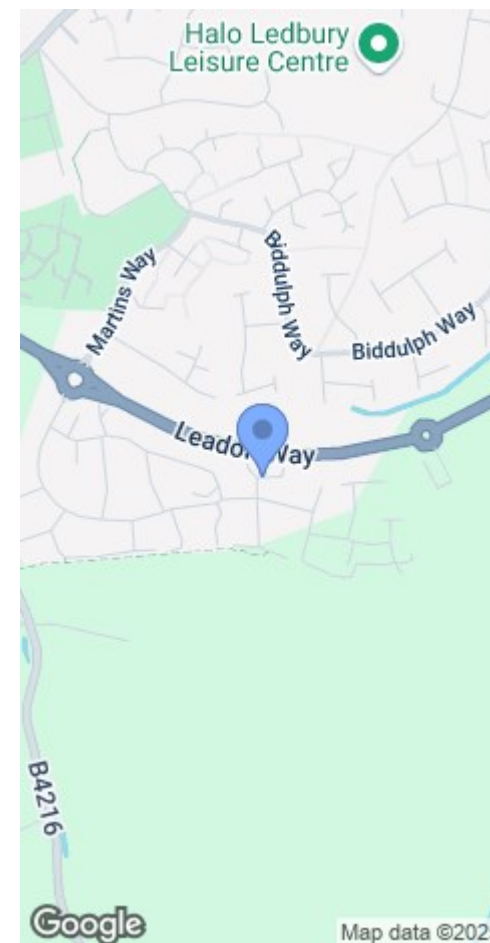
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		95
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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