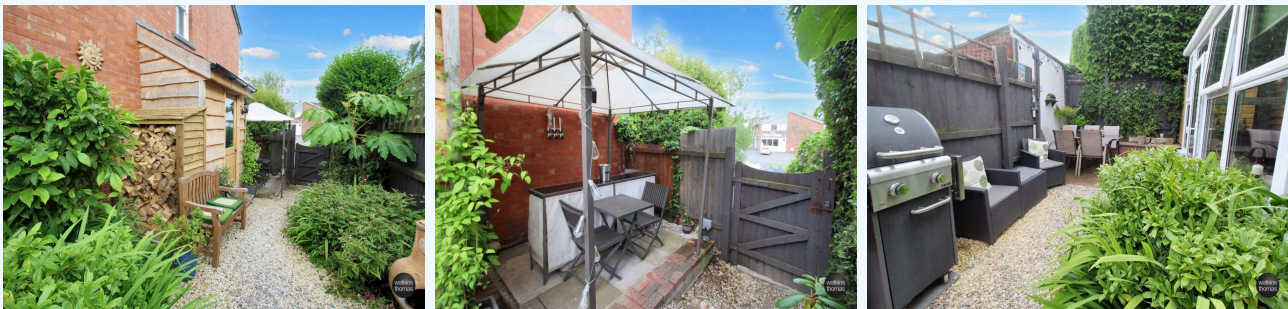




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111 Ledbury Road, Tupsley, Hereford, HR1 1RQ

'Situated to the north east of Hereford City a superbly presented, two bedroom, semi detached property with off road parking, gas central heating, two reception rooms and garden room, two double bedrooms and enclosed garden'

£299,950 (Freehold)

Residential Sales and Lettings

111 Ledbury Road, Tupsley, Hereford, HR1 1RQ

LOCATION

The property is located to the north east of Hereford in the popular Ledbury Road district. In the area are a range of amenities including public house, chip shop, local shop and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented, two bedroom, semi detached home with off road parking, enclosed garden, gas central heating with accommodation including entrance porch with access to the sitting room, dining room, kitchen, garden room, downstairs shower room, first floor landing with two bedrooms with bathroom off the master bedroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A double glazed panelled entrance door leads to the entrance porch with tiled flooring, storage cupboard and door leading to the entrance area with wooden flooring, radiator and access to the sitting room and dining room.

Sitting Room

3.66m (12'0) (maximum) x 3.25m (10'8)

With front aspect single glazed sash window, wall light, panelled radiator, wood burning stove with tiled hearth and built-in shelving.



Dining Room

3.66m (12'0) (maximum) x 3.3m (10'10)

With rear aspect single glazed sash window, wooden flooring, stairs to the first floor. There is a gas fire with stone surround which is currently disconnected.



Kitchen

3.38m (11'1) (maximum) x 2.13m (7')

With side aspect double glazed window. A range of units comprising ceramic 1½ bowl sink drainer unit, work surface, tiled splash backs, base units under, further base units with work surface, gas hob, integrated electric oven, integrated dishwasher, space for fridge, tiled flooring, large walk-in pantry and door to the shower room and garden room.

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Shower Room

2.57m (8'5) x 1.24m (4'1)

With low flush wc, vanity wash hand basin, shower cubicle with electric shower, shower boarding, heated towel rail, plumbing and space for washing machine with work surface over, extractor fan, inset spot lights and vinyl flooring.



Garden Room

3.58m (11'9) (maximum) x 2.74m (9'0)

With front, side and rear aspect double glazed windows, side aspect double glazed door to the garden and tiled flooring.



ON THE FIRST FLOOR:

Landing

With side aspect single glazed sash window, smoke alarm and doors to bedrooms.

Bedroom 1

3.68m (12'1) (maximum) x 3.23m (10'7)

With rear aspect single glazed sash window, panelled radiator, wall mounted storage cupboard, built-in wardrobe, decorative fire surround and door to the bathroom.



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Bathroom

3.35m (11'0) x 2.13m (7')

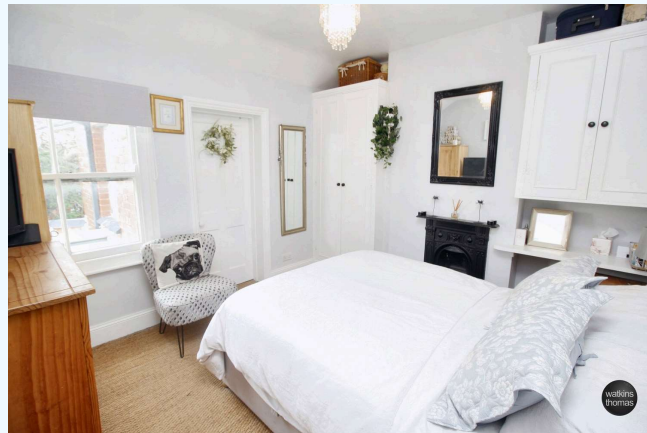
With free standing bath with feature mixer tap, low flush wc, vanity wash hand basin, double shower cubicle with shower panelling, thermostatically controlled shower, panelled radiator, side aspect single glazed sash window, vinyl flooring, heated towel rail, partially tiled wall surround, wall mounted gas central heating boiler and extractor fan.



Bedroom 2

3.68m (12'1) (maximum) x 3.2m (10'6)

With front aspect single glazed sash window, decorative fire surround, built-in wardrobe, access hatch to loft space and panelled radiator.



OUTSIDE:

To the front of the property is a tarmac driveway with various shrub borders. There is a gate giving access to the entrance door. The garden is laid to the side and rear of the property which has been landscaped for ease of maintenance with outside tap, patio area, gravel and brick seating area, useful storage shed and various shrubs and plants. The garden is enclosed by hedging and fencing to provide a degree of privacy.



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COUNCIL TAX BAND B

Payable to Herefordshire Council

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along St Owen Street, continue around the left hand bend into Ledbury Road and continue to the roundabout. Take the second exit at the roundabout continuing along Ledbury Road. The property is located on the left hand side after approximately 100 metres.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

5th June 2024

ID38582

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

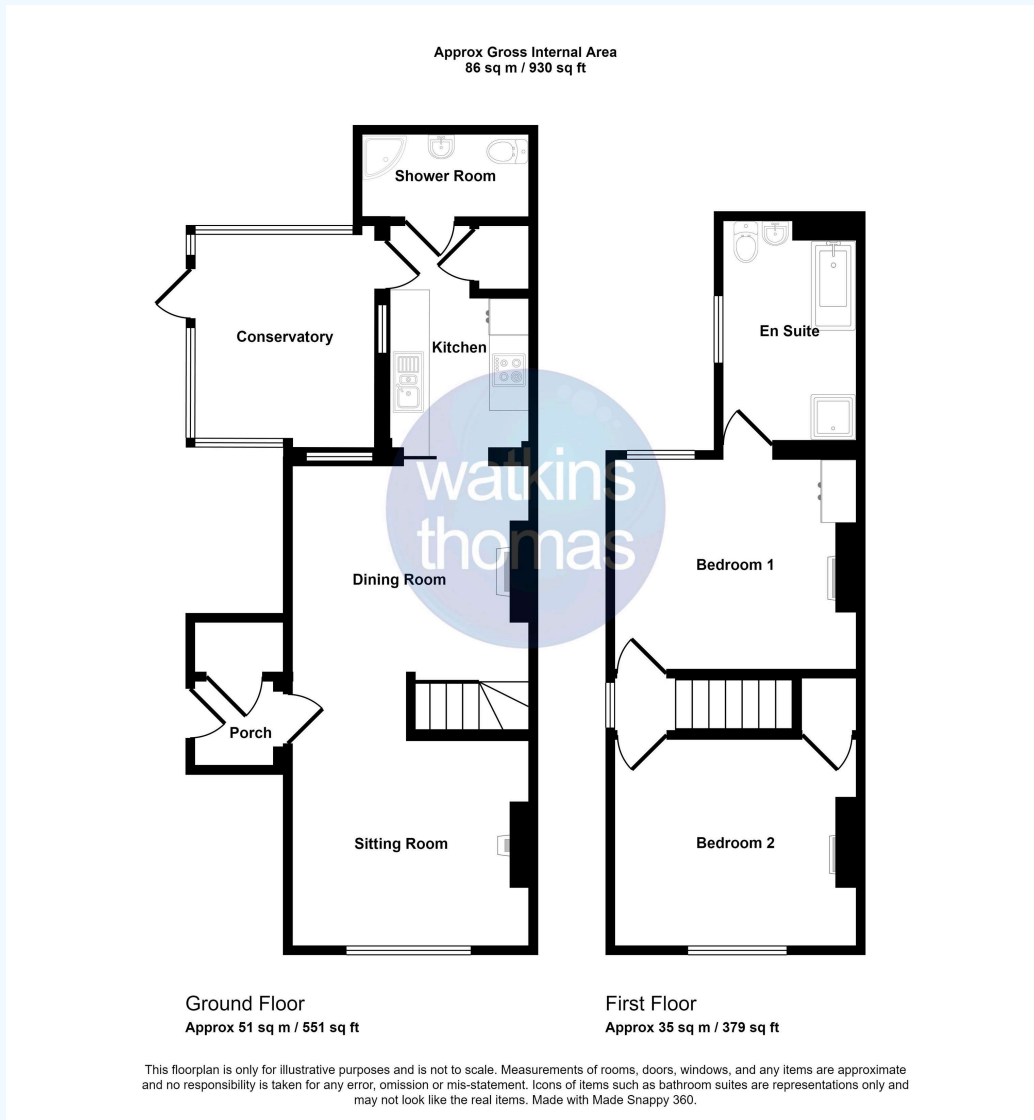
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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