



25 Hallwood Drive, Ledbury, Herefordshire, HR8 2FY







**25 Hallwood Drive  
Ledbury  
Herefordshire  
HR8 2FY**

Summary of features

- Three bedrooms
- End terrace property
- Popular residential location
- Private garden and driveway parking
- Flexible accommodation
- No onward chain

**Asking price £240,000**

**Description**

Welcome to this delightful property located on Hallwood Drive in the sought-after area of Ledbury. This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with family. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office. Situated in a popular residential location, this end-terrace house offers a peaceful and friendly neighbourhood environment. Flexible accommodation allows you to adapt the space to suit your lifestyle, whether you desire a formal dining area or a playroom for children. Furthermore, this property is available with no onward chain, streamlining the buying process and allowing for a smooth transition to your new home.

**Situation**

Ledbury offers a good range of traditional shops plus Supermarkets and recreational facilities to include Swimming Baths (with Gym), Theatre, Library etc. For those who need to commute Ledbury has a Main Line Railway Station. Additionally, Junction 2 of the M50 Motorway is approximately 5 miles away. Overall, this property deserves your early viewing.

**Accommodation**

The well-presented accommodation comprises: Entrance Hall, kitchen, WC, living/dining room, conservatory, three bedrooms, WC on the second floor and a family bathroom.

**Entrance Hall**

Providing access to all principal ground floor rooms, space for shoes and coats.

**Kitchen**

The kitchen features a double-glazed window to front aspect. It is equipped with cream gloss base and wall cabinets, an electric fan oven, a gas hob with an extractor fan, plumbing for a washing machine, and space for a fridge/freezer.

Additional amenities include a sink with a drainer unit and worktops with splash-back tiling.

**WC**

Fitted with a two piece suite which includes, low level WC and wash hand basin.

**Living Room**

Featuring a double glazed window and a double glazed sliding door that leads into the conservatory. Space for living and dining furniture and understairs storage cupboard. Stairs rise to the first floor.

**Conservatory**

Which overlooks the private garden and features a centre piece wood burning stove.

**First Floor**

**Bedroom One**

A generously sized bedroom featuring a double-glazed window with a rear aspect.

**Bedroom Two**

A double bedroom with double glazed window to front aspect and fitted wardrobes.

**Family Bathroom**

The bathroom features a white suite including, separate shower cubicle, a bath, a low-level WC, a wash basin with splash-back tiling and a double-glazed obscure window.

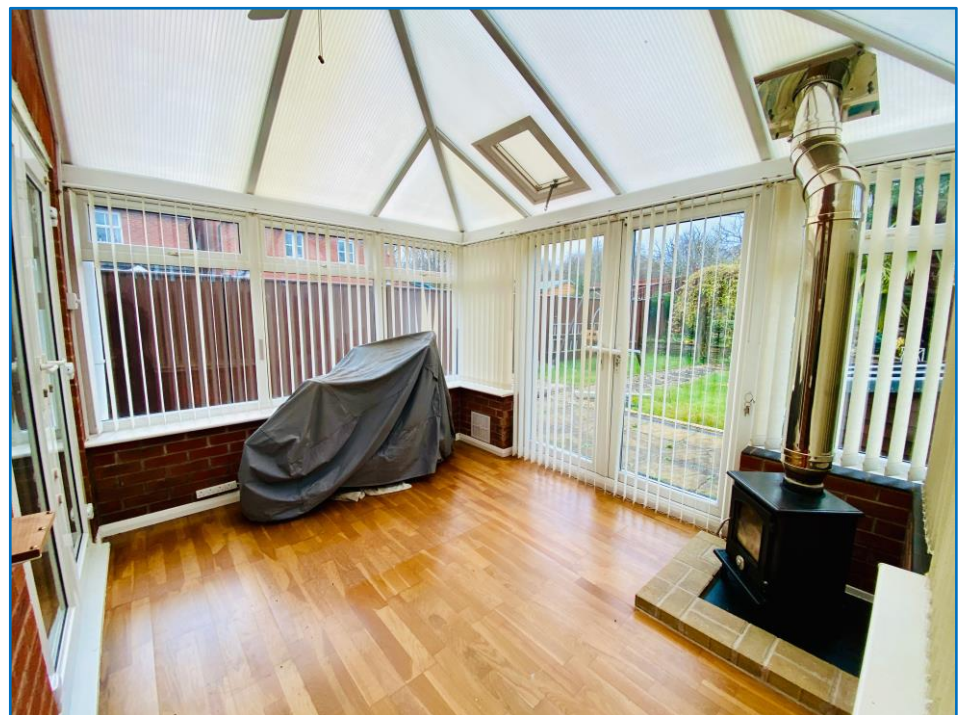
**Second Floor**

**Bedroom Three**

Another double bedroom with Velux window flooding the room with natural light. This room could be utilized as a home office or playroom.

**WC**

Fitted with a two piece suite which includes, low level WC and wash hand basin.







## Outside:

The rear garden is predominantly laid to lawn, featuring a patio area, stoned pathway and wood panelled fencing. A pathway at the rear provides access through a pedestrian gate to two designated parking spaces at the side of the property with a carport sheltered canopy. The front garden is bordered with a brick wall featuring a stoned area and planted bushes.

## Services:

The property is connected to mains electricity, gas, water, and drainage.

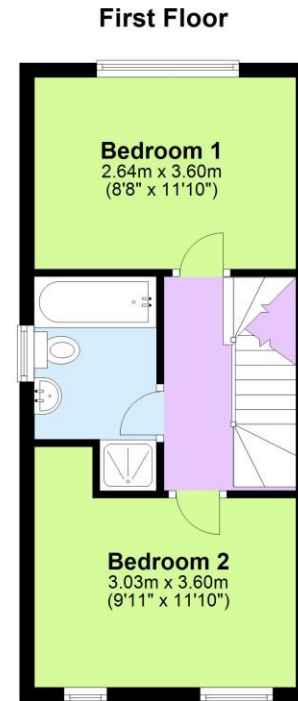
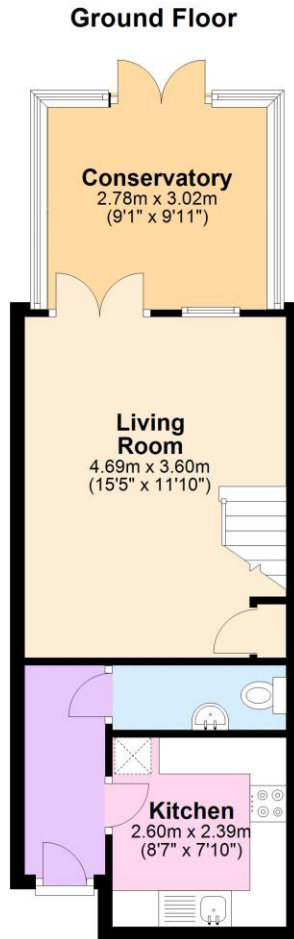
Herefordshire council tax band – B

## Tenure:

Freehold.

## Directions:

From the main high street in the centre of Ledbury head down Bye Street, continue onto Bridge Street then Lower Road, turn right into Childer Road, then first left into Hallwood Drive, at the T junction turn left and the property can be found on the right hand side.



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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