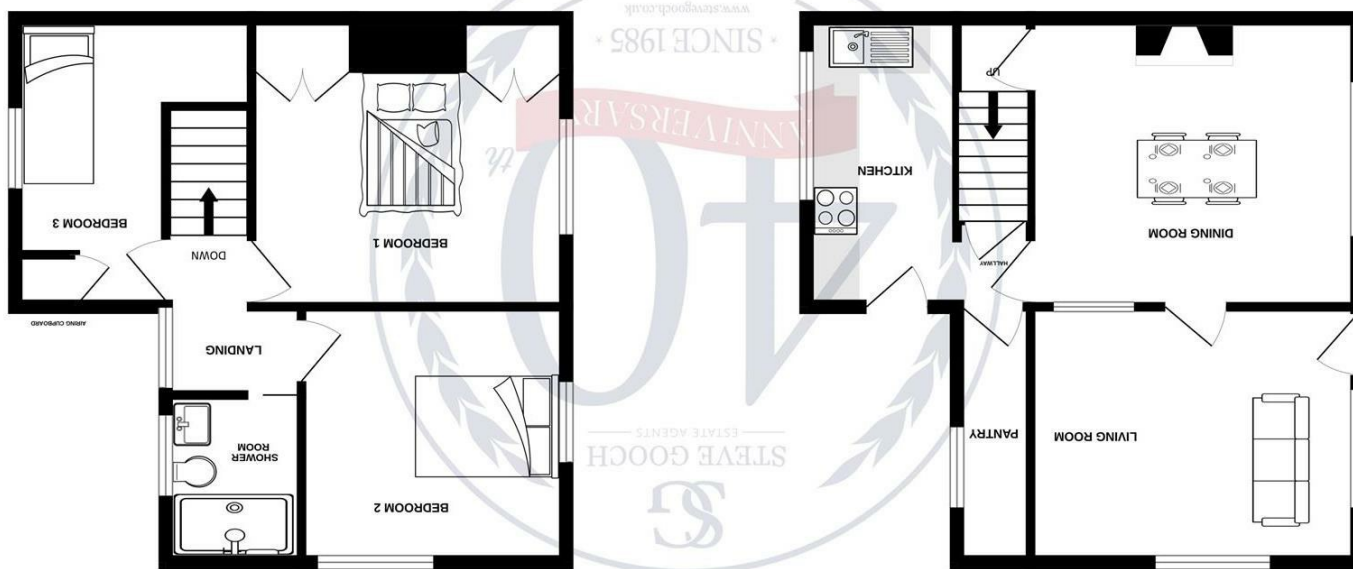
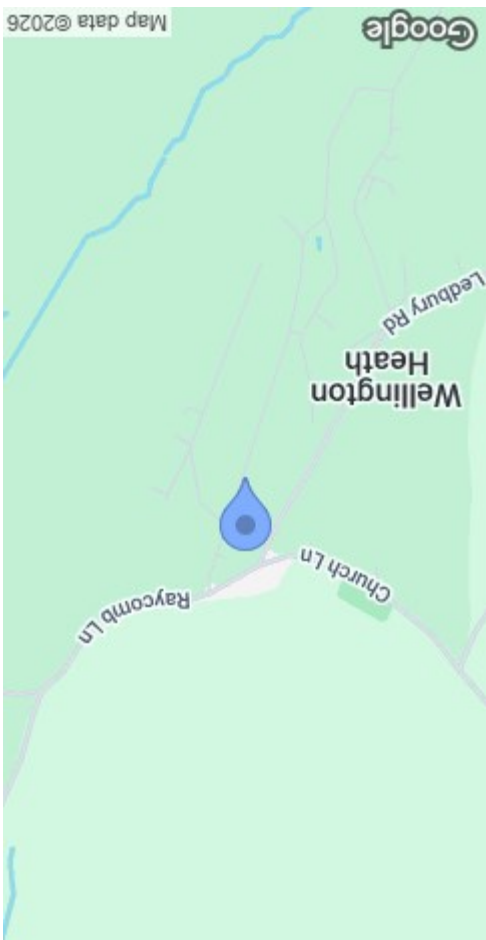




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 kWh/m <sup>2</sup> (new rating 2026) B: 81-91 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 46-54 kWh/m <sup>2</sup> F: 35-45 kWh/m <sup>2</sup> G: 1-34 kWh/m <sup>2</sup>	 A: 1-10 g/kWh B: 11-15 g/kWh C: 16-20 g/kWh D: 21-25 g/kWh E: 26-30 g/kWh F: 31-35 g/kWh G: 36-45 g/kWh



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026

1ST FLOOR

GROUND FLOOR



**1 Victoria Row The Common**  
 Wellington Heath, Ledbury HR8 1LX



## Guide Price £325,000

A THREE BEDROOM EXTENDED STONE and BRICK-BUILT END TERRACE COTTAGE with TWO RECEPTIONS, KITCHEN plus PANTRY, GARDENS and OFF ROAD PARKING, plus ADDITIONAL PIECE OF LAND, situated in a VILLAGE SETTING with COUNTRYSIDE WALKS DIRECT FROM THE DOORSTEP, a short distance from the historical market town of Ledbury.

The village of Wellington Heath lies north of Ledbury and is situated in an elevated position. The village has a church, a public house (currently closed but hoping to re-open soon), a thriving village hall and lovely countryside walks from the doorstep to include Frith Wood. There is also a local bus service to Ledbury, Colwall and Malvern.

Approximately two miles away is the historic market town of Ledbury, where there are a wealth of facilities to include local shops, supermarkets, churches, library, theatre, a choice of public houses including the renowned Feathers Hotel, coffee houses and eateries, sporting clubs to include rugby, football and tennis, leisure centre with swimming pool and gym, doctors surgery and cottage hospital.

The cathedral cities of Hereford (approx 15 miles), Worcester (approx 15 miles) and Gloucester (approx 18 miles) are all within easy reach, as is the Spa Town of Cheltenham (approx 25 miles). The Malvern Hills are approximately five miles distant and The Cotswolds within easy driving distance. There really is so much to explore.

There is a mainline railway station in Ledbury with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. Access to the motorway network is via junction 2 of the M50, approximately four miles south of the Ledbury.



To the front of the property, steps lead to a UPVC front door giving access to:

### LIVING ROOM

13'5 x 10'6 (4.09m x 3.20m)

Laminate flooring, storage heater, front and side aspect UPVC double glazed windows.

### DINING ROOM

11'10 x 11'10 (3.61m x 3.61m)

Laminate flooring, brick built fireplace housing Morso multi-fuel stove, beam over, night storage heater, front aspect UPVC double glazed windows.

### KITCHEN

13'7 x 6'0 (4.14m x 1.83m)

The kitchen comprises of a range of cream base units complemented by warm oak worktops, tiled splashbacks, single drainer Belfast sink, space for cooker, extractor fan, space for fridge / freezer, integrated dishwasher, storage heater, door to under stairs storage cupboard, UPVC double glazed side aspect door leading to the gardens, rear aspect UPVC double glazed window, door to:

### WALK-IN PANTRY

A useful storage room with space for shelving, washing machine and tumble dryer, rear aspect frosted UPVC double glazed window.

FROM THE DINING ROOM, STAIRS LEAD TO THE FIRST FLOOR.

### BEDROOM 1

12'9 x 11'11 max (3.89m x 3.63m max)

Two double fitted wardrobes to each recess, night storage heater, front aspect UPVC double glazed window.

### BEDROOM 2

10'10 x 10'9 (3.30m x 3.28m)

Access to roof space, night storage heater, front and side aspect UPVC double glazed windows.

### BEDROOM 3

12'2 x 6'7 (3.71m x 2.01m)

Airing cupboard with slatted shelving and storage space, night storage heater, rear aspect UPVC double glazed window.

### BATHROOM

Recently re-fitted to comprise double walk-in shower accessed via sliding glass doors, Mira Sprint electric shower unit, vanity wash hand basin with mixer tap above and drawers below, WC, chrome heated towel rail, rear aspect frosted double glazed UPVC window.

### OUTSIDE

The property benefits from having front and rear gardens with an array of flowering shrubs and perennials. To the side of the property, there is a decked seating area, an ideal space for eating al fresco and entertaining. The rear garden is mainly laid to lawn with a planted flower bed to one side. There is a patio seating area with pergola over, a storage shed and in addition, two brick-built stores. A pathway leads to the end of the rear garden where there is off road parking.

To the front of the property, there is a separate piece of garden which is enclosed by picket fencing. To the end of this garden, behind panel fencing, there is an area which has a large concrete hardstanding in place, making it ideal to create a workshop or perhaps an office for those wishing to work from home.

### SERVICES

Mains electricity, water and drainage, night storage heating.

### 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.

### LOCAL AUTHORITY

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

### TENURE

Freehold.

### AGENT'S NOTE

The property is an end terrace of four properties. The neighbouring properties have a pedestrian right of way over and along the footpaths at the front and rear of the property for purpose of access to the main road.

### 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 the centre of Ledbury, head out of town and underneath the railway bridge towards Bromyard. Take the first right hand turning signposted Wellington Heath. Proceed to the very top of the hill, turning right by the sculptured tree and then first right again into The Common. Proceed down the hill for approximately 300 yards and the property will be found on your left 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).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.