



## 22 LEDBURY ROAD

HEREFORD HR1 2SY

£275,000  
FREEHOLD

Located in a sought-after and convenient residential location just a short walk from Hereford City Centre, this spacious three bedroom mid-terraced period property offers ideal accommodation for first time buyers or for family living. With two receptions and a fantastic modern kitchen/breakfast room, and three bedrooms set across three floors, outside there is a fantastic rear garden. A viewing is highly recommended.



# 22 LEDBURY ROAD

- Walking distance to the City Centre
- Three bedroom period terraced home
- Fantastic rear garden
- Ideal for a first time buyer
- Two receptions & modern kitchen/breakfast room
- Sold with no onward chain!



## Ground Floor

With canopy porch and entrance door leading into the

### Entrance Hall

With fitted carpet, ceiling light point, radiator, carpeted stairs leading up and door into the

### Dining Room

With fitted carpet, coving, central ceiling light, radiator, door down to the cellar, a large opening into the living room and opening into the kitchen/breakfast room.

### Living Room

With fitted carpet, central ceiling light, coving, double glazed bay window to the front aspect and feature electric fireplace.

### Kitchen/Breakfast Room

A light and airy breakfast space with double glazed window to the rear aspect, radiator, recess spotlights and wood effect flooring with a large opening into the Modern fitted kitchen comprising matching wall and base units with ample work surface space overs tiled splash backs, stainless steel 1 1/2 bowl sink and drainer unit, four ring gas hob, double electric oven with integrated microwave, space for a freestanding fridge/freezer, under counter space for a washing machine and tumble dryer, recess spotlights, double glazed window and door out to the rear aspect.

### Cellar

Stairs lead down from the dining room with light, power and potential for conversion subject to the necessary consent.

## First Floor Landing

With automatic sensor light, fitted carpet, further ceiling light point, radiator, carpeted stairs leading to the second floor and doors into

### Bedroom One

A spacious double bedroom with fitted carpet, ceiling light point, radiator, ample space for wardrobes and double glazed window to the rear aspect.

### Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, double built in wardrobe with sliding doors and useful storage cupboard.

### Shower Room

Comprising a modern fitted suite with a large corner shower with electric shower over, panelled surround and glass sliding doors, vanity wash hand basin with storage under, low flush w/c, airing cupboard housing the gas central heating boiler and double glazed window to the rear.

## Second Floor Landing

With fitted carpet, ceiling spotlight, smoke alarm, velux window and door leading into

### Bedroom Three

A spacious double with dual aspect velux windows to the front and rear, fitted carpet, central ceiling light, wall light, useful storage cupboard and access into the eaves.

### Outside

To the front the property is approached via an iron gate leading to a small courtyard area laid to patio for ease and low maintenance with steps leading to the front door. To the rear there is a small stoned patio area perfect for the morning sun with useful outdoor power points. There is a paved patio area with useful outside tap and further power points, a pathway leads to the rear of the garden bordered with a variety of plants and shrubbery with a good sized area of lawn and enclosed by fencing. To the rear there is a useful wooden storage shed.

### Directions

From Hereford proceed along the A438 towards Ledbury (Ledbury Road), continue past Hereford fire station and the property is located on the right-hand side as indicated by the Agent's FOR SALE board.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

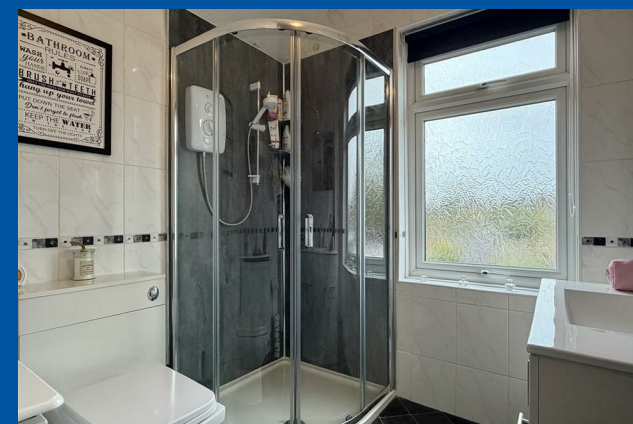
### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: D Hereford Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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