



38 LEDBURY ROAD HEREFORD HR1 2SY

Asking Price £215,000
FREEHOLD

Situated in this popular and convenient residential location, a well presented period terraced home offering an ideal purchase for a first time buyer. The property benefits from two bedrooms, two receptions and a useful cellar room alongside having gas central heating & double glazing. A viewing is highly recommended.



38 LEDBURY ROAD

- Period terraced house • Two bedrooms & useful cellar • Popular residential location • Ideal for a first time buyer • Gas central heating & double glazing • Must be viewed!



Ground Floor

With steps from the front leading to the entrance door providing access into the

Living Room

A spacious light and airy lounge comprising a mat well, fitted carpet, ceiling light point, radiator, double glazed window, iron stairs leading up, feature fireplace and archway leading into the to

Dining Room

Comprising fitted carpet, spotlights, radiator, double glazed window to the rear, stairs leading down to the cellar and a large opening into the

Kitchen

Comprising a range of fitted wall and base units with ample work surface space over, a stainless steel 1 1/2 bowl sink and drainer unit with tiled splash backs, four ring electric hob with oven below, integrated slimline dishwasher and integrated fridge/freezer, double glazed window and velux window, tiled floor, spotlights and an opening to the

Rear Porch

With tiled floor, wall mounted light and wall mounted gas central heating boiler, space and plumbing for a washing machine and door to the rear.

Cellar

A useful space with fitted carpet, spotlights, radiator, useful under stair storage cupboards, cupboard housing the wall mounted fuse box and steps leading to the velux window.

Stairs from the living room lead up to

Bedroom One

A spacious main bedroom with fitted carpet, two ceiling light points, two radiators, two double glazed windows to the front aspect, ample space for wardrobes, feature fireplace and doors into

Bedroom Two

Comprising fitted carpet, a central ceiling light, radiator, feature fireplace and double glazed window to the rear garden.

Bathroom

A full suite comprising a walk in shower with panelled surround and mains fitment shower head over, panelled bath with part tiled surround, low level w/c, pedestal wash hand basin, chrome heated towel rail, two fitted wall lights and double glazed window.

Outside

To the rear there is a low maintenance courtyard with useful outside light, outside tap and rear access gate. To the front, steps lead up to the front entrance door.

Directions

Travelling east from Hereford heading past the fire station towards Ledbury Road, continue along Ledbury Road and the property is situated on the right hand side before Portfield Street.

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.

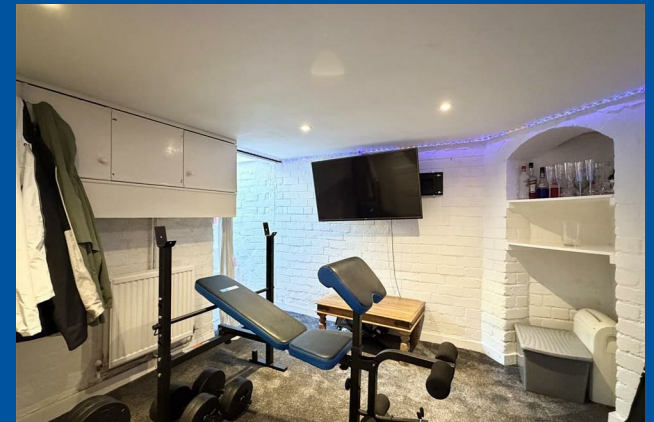
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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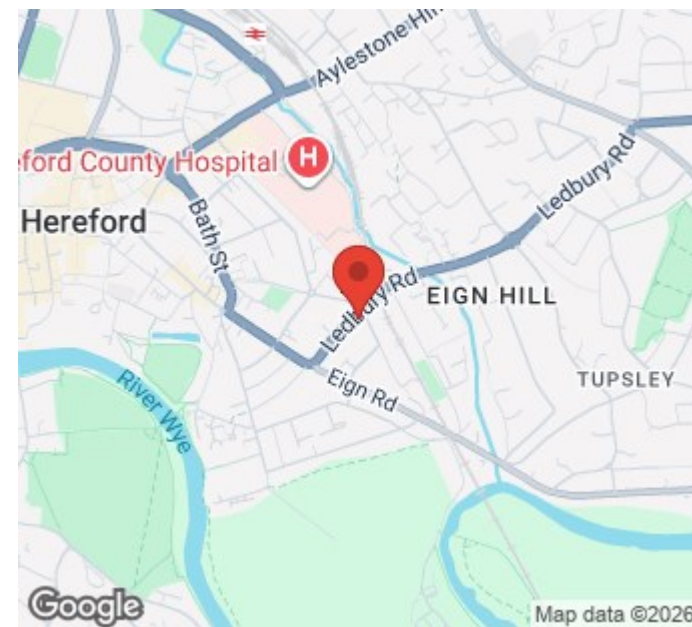




Total area: approx. 73.4 sq. metres (789.7 sq. feet)

38 Ledbury Road, Hereford

EPC Rating: D Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

