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143 Ledbury Road, Tupsley, Hereford, HR1 1RQ

'Located about a mile east of central Hereford in the favoured and well served Tupsley district a substantial, much improved three bedroom semi detached house which is centrally heated and double glazed'

£297,500 (Freehold)

Residential Sales

143 Ledbury Road, Tupsley, Hereford, HR1 1RQ

LOCATION

143 Ledbury Road is set above the road about one mile east of central Hereford in the popular Tupsley district which offers a range of facilities including a recreational area known as 'The Quarry', primary, secondary and further educational establishments, a bus service, public houses and neighbourhood shops. Hereford as a whole offers a wider range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

143 Ledbury Road is a substantial semi detached home which offers well proportioned, re-modelled accommodation which is centrally heated and double glazed. The best use has been made of the accommodation in that there is a hallway off which there is a cloakroom, a kitchen/breakfast room has been created within one of the principle living rooms. This area is well fitted and at the rear there is both a family sitting room which overlooks the garden and a utility room. On the first floor there are three good bedrooms together with a four suite bathroom. At the front of the property there are good parking facilities and at the rear there is a good sized garden area.

ON THE GROUND FLOOR:

Entrance Porch

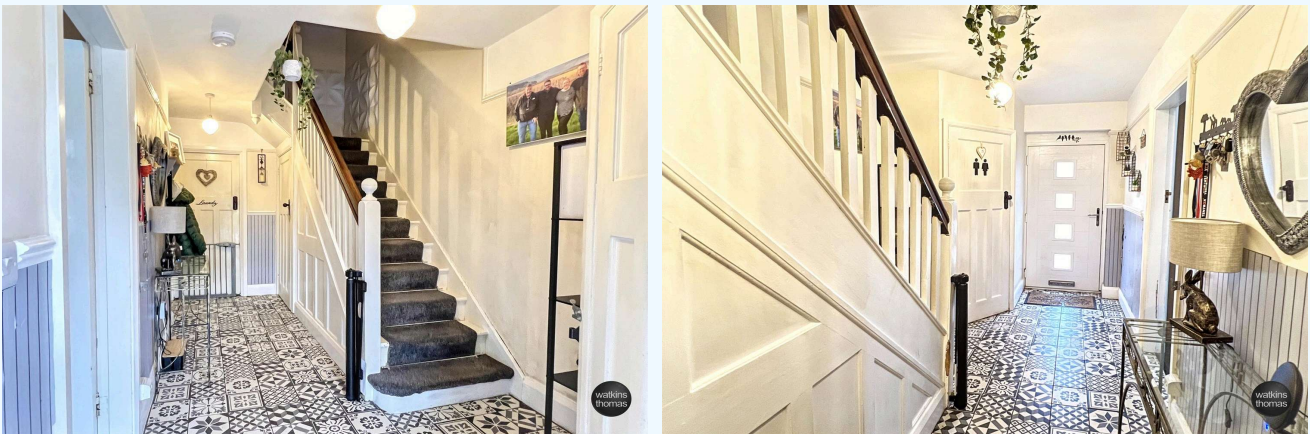
2.29m (7'6") x 2.61m (2'0")

With a modern composite door with four vertical glazed panels to:

The Reception Hall

5.26m (17'3") x 2.08m (6'10") (maximum)

With a stairway off with polished wooden hand rail, door to under-stairs storage cupboard, picture rail, dado rail, feature tiled floor and with doors to the kitchen/breakfast room, sitting room, utility/laundry room and:



Cloakroom

With low level wc and wash basin. Double glazed window, radiator and continuation of the tiled floor.

The Sitting Room

3.35m (11'0") x 3.78m (12'5") (15'2" into bay)

With a double glazed bay to the rear with windows to the side and a pair of French doors opening to and overlooking the rear garden. Double glazed window to the side and with coved ceiling, radiator and period tiled fire surround and hearth with wooden mantel over.

143 Ledbury Road, Tupsley, Hereford, HR1 1RQ



The Kitchen/Breakfast Room

3.96m (13'0") x 4.06m (13'4") (15'1" into bay)

With a double glazed bay window to the front with blinds, picture rail, radiator, tile effect flooring and with an extensive range of wood fronted base cupboard and drawer units with working surface over, brick effect tiled surrounds and an extensive range of eye level cabinets together with a built-in fridge and freezer unit, five ring induction hob with cooker hood over and electric oven and combination microwave oven unit. Island with a composite sink unit with mixer tap and cupboards below, breakfast bar area together with a built-in dishwasher. A further double floor to ceiling cupboard with fitted shelves.



143 Ledbury Road, Tupsley, Hereford, HR1 1RQ



Laundry Room (former kitchen)

2.59m (8'6") x 2.62m (8'7")

With a double glazed door to the rear, double glazed window to the rear, wall mounted gas fired boiler which provides central heating and domestic hot water, plumbing for washing machine, continuation of the tiled floor and radiator. Door to WALK-IN STORAGE CUPBOARD (former larder) (4' x 3'1") with a double glazed window and a continuation of the tiled floor.



ON THE FIRST FLOOR:

Landing

With sky light, picture rail and having doors to:

Bedroom 1

3.66m (12'0") (maximum) x 4.06m (13'4") (15'8" into bay)

With a double glazed bay window to the front with blinds. Radiator and with a set of triple doors and single door to a wardrobe area and with a further double wardrobe cupboard.

143 Ledbury Road, Tupsley, Hereford, HR1 1RQ

Bedroom 2

3.78m (12'5) x 3.58m (11'9)

With a double glazed window to the side and a row of double glazed windows to the rear overlooking the garden and having blinds. Picture rail, radiator and double wardrobe cupboard.



Bedroom 3

2.74m (9'0) x 2.64m (8'8)

With a double glazed window to the front with blinds. Radiator.

Bathroom

2.67m (8'9) x 2.59m (8'6)

With suite comprising free standing bath with mixer tap and shower head over, corner shower cubicle with curved screen doors and brick effect tiled surround, pedestal wash basin and low level wc. Two sets of double glazed windows, part tiled brick effect tiled surrounds, ladder type radiator and with tile effect flooring.



OUTSIDE:

At the front of the property there is a generous tarmacadam yard/hard-standing area which is approached from Ledbury Road and along the front is a brick wall. Steps rise to the front door and a gate at the side opens to the rear means of access. The drive leads to a WORKSHOP/STORE AREA (17'6 x 7'10) and offers space for renewal.

Immediately to the rear of the property there is a composite decked area and the rear garden is approximately 60' long by 34' wide. The area is extensively lawned with a concrete pathway running through the middle. The rear garden enjoys a south westerly aspect.

COUNCIL TAX BAND D

Payable to Herefordshire Council

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

143 Ledbury Road, Tupsley, Hereford, HR1 1RQ

Agent's Note

Please note that the property has been affected by Japanese Knotweed and a 10 year management plan is in place.

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

From central Hereford proceed east along St Owen Street and follow through into Ledbury Road. Pass over the roundabout by The Rose and Crown public house and the property will be identified on the left hand side just before the turning into Pilley Road.

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.

21st April 2026

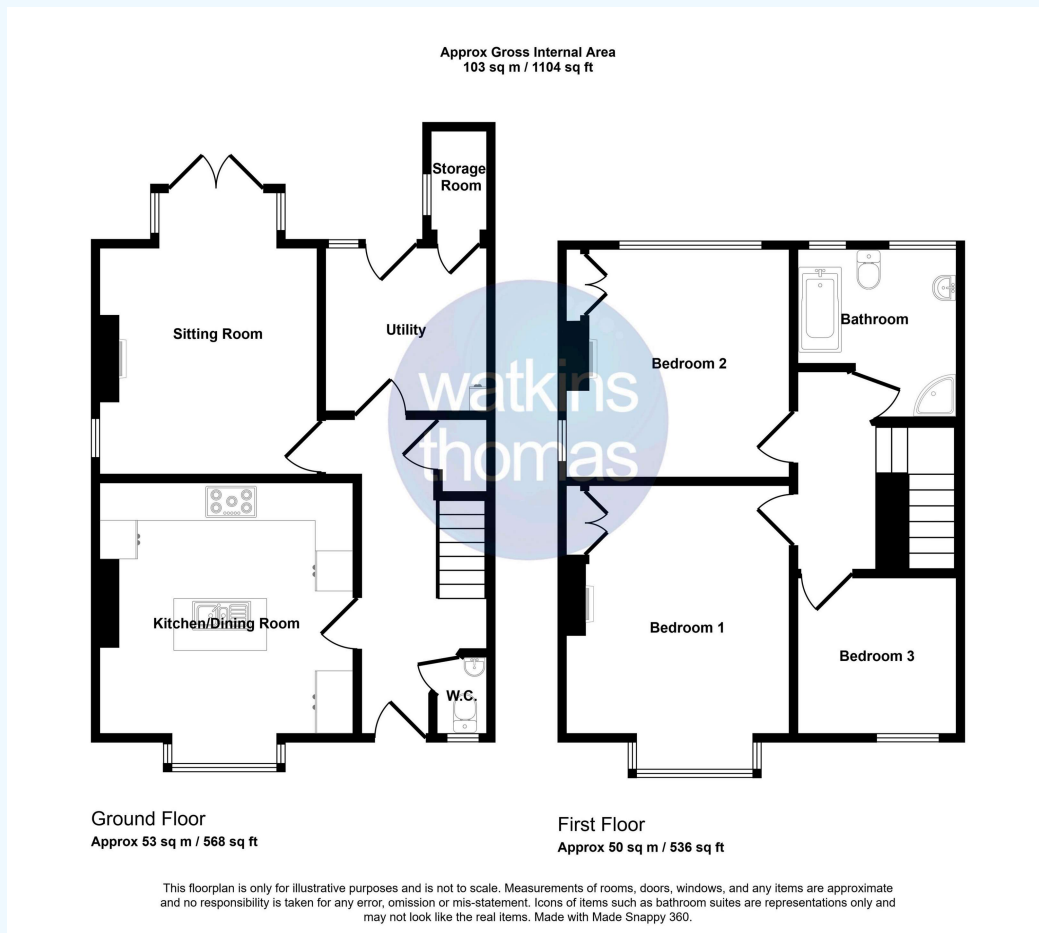
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ENERGY PERFORMANCE CERTIFICATE

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.

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.



THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.