



Massey Road, Ledbury, HR8

Ledbury - Guide Price £265,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

A three bedroom terraced house with garage, south facing garden and solar panels. Situated within a popular residential development on the edge of Ledbury. No Onward Chain

Entrance Hall - Sitting/Dining Room - Kitchen - WC - Three Bedrooms - Family Bathroom - Integral Garage - Driveway - Gardens - Solar Panels

Built in 1998, this well-presented three-bedroom terraced house is constructed of brick cavity walls beneath a concrete tiled roof. It benefits from timber-framed double-glazed windows, an integral garage, and offers light and spacious accommodation arranged over two floors. To the rear, there is a good-sized southwest-facing rear garden and driveway in front of the garage. It benefits from 14 solar panels installed in 2010, which significantly reduce energy bills, contributing to a 'B' EPC rating.

Having been let for many years, the property has recently been redecorated throughout, with the floors cleaned and refreshed, providing a well-maintained home that is ready for an incoming purchaser to move straight into.

Situated on the New Mills development on the western edge of Ledbury, this popular and thoughtfully designed residential neighbourhood enjoys excellent access to the Leadon River and the surrounding countryside. It benefits from convenient access to Ledbury's historic town centre, mainline railway station, schools and everyday amenities, while also providing pleasant walks and open green spaces nearby.

Practicalities

Herefordshire Council Tax Band 'B'
Mains Gas, Electricity, Water & Drainage
Gas-Fired Central Heating
Double Glazing Throughout
Solar Panels
Ultrafast Broadband Available
Freehold





The Property

The property is approached via a small gravelled front garden enclosed by low-level metal railings. A central entrance door beneath a pediment canopy opens into an entrance hall with vinyl flooring, carpeted stairs rising to the first floor, and a cloakroom fitted with a WC and wash hand basin.

The principal reception space is an attractive L-shaped sitting/dining room with engineered oak flooring, inset floor lighting, and a wall-mounted electric stove. Glazed French doors, together with a further stable door, open onto the rear garden and patio, while two windows provide plenty of natural light. An archway leads through to the kitchen, which is fitted with a range of contemporary units beneath timber worktops with tiled splashbacks. Integrated appliances include a stainless-steel gas hob with an electric oven below, a dishwasher and a wine fridge, together with a stainless-steel sink and drainer with mixer tap, set beneath a window overlooking the front aspect.

A door from the kitchen leads down into the integral garage, which has a painted concrete floor, a metal up-and-over door, a side window, strip lighting, a useful worktop and a boarded loft space providing excellent storage. The garage also houses the wall-mounted boiler, solar panel inverter and associated electrics.

On the first floor, a landing with loft access leads to three bedrooms and a family bathroom. The principal bedroom is a generous double room with dual aspect, fitted wardrobe with sliding doors and a recessed television point. The second bedroom is well-proportioned and features wood flooring and a pleasant outlook to the front. The third bedroom enjoys a front aspect and benefits from a cupboard housing the hot water cupboard.

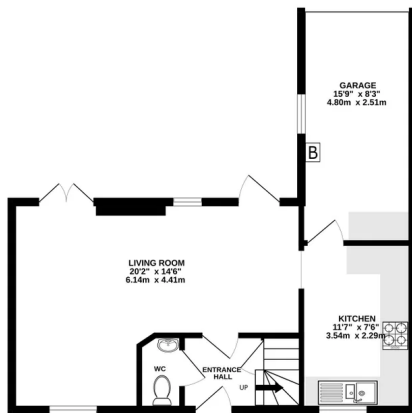
The bathroom is fitted with a contemporary suite with fully tiled walls and an obscured glazed window. It comprises a back-to-wall WC, panelled bath with mains-fed shower over, Belfast-style wash basin with storage beneath, chrome radiator, extractor fan and illuminated mirror cabinet.

Outside, the rear garden is of a good size and is laid mainly to lawn, with a paved patio adjoining the house and a pathway leading to a tarmac driveway and garage. Timber fencing encloses the garden, while timber five-bar gates provide access onto the driveway. There is an outside tap and external power sockets.

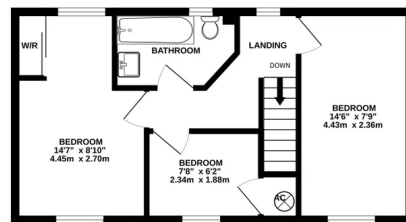
Overall, this is a bright and well-positioned home with excellent storage, a generous rear garden and ready-to-move-into accommodation.

Directions - HR8 2FB - Waht3words: <https://what3words.com/pampered.doctor.fuse>

GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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