



## 18 LEDBURY ROAD HEREFORD HR1 2SY

£285,000  
FREEHOLD

Located in a sought-after and convenient residential area just a short walk from Hereford City Centre, this spacious four-bedroom mid-terraced period property offers ideal accommodation for family living. Set over four floors, the home provides generous and flexible living space throughout. The ground floor features two well-proportioned reception rooms, a fitted kitchen, a utility area, and a convenient downstairs W/C. The first and second floors comprise four good-sized bedrooms with fantastic modern bathroom, while the lower ground floor benefits from a converted cellar offering additional versatile space. A viewing is highly recommended to fully appreciate all this charming home has to offer.





# 18 LEDBURY ROAD

- Gas central heating & double glazing
- Ideal family home!
- Convenient & popular residential location
- Must be viewed!
- 4 bedrooms, 2 receptions & useful cellar
- A good sized enclosed rear garden



## Full Description

Located in a sought-after and convenient residential area just a short walk from Hereford City Centre, this spacious four-bedroom mid-terraced period property offers ideal accommodation for family living. Set over four floors, the home provides generous and flexible living space throughout. The ground floor features two well-proportioned reception rooms, a fitted kitchen, a utility area, and a convenient downstairs W/C. The first and second floors comprise four good-sized bedrooms with fantastic modern bathroom, while the lower ground floor benefits from a converted cellar offering additional versatile space. A viewing is highly recommended to fully appreciate all this charming home has to offer.

### Ground floor

With canopy entrance porch and composite front door leading into

### Living room

With wooden laminate flooring, 2 radiators, bay window to front, woodburning stove with wooden mantel over, opening into the dining area and stairs leading down to the converted cellar.

### Dining room

With wooden laminate flooring, staircase leading to the first floor, radiator, recessed spotlights, fantastic understairs storage, doors leading to the side hallway and kitchen.

## Kitchen

Fitted with matching wall and base units, the kitchen features tiled flooring, recessed spotlights, and ample worktop space. It includes a sink unit with mixer tap, an electric hob and oven with extractor hood above, and space for a freestanding fridge/freezer.

### Side hallway

With tiled flooring, wall lights, radiator, French doors leading out to the garden and door leading into the

### Utility/downstairs W/C

Fitted base units with ample worksurfaces and stainless steel sink unit, space for washing machine and tumble dryer, opening to the WC area with low flush WC, radiator, tiled flooring and housing the Worcester gas central heating boiler.

### Lower ground floor/cellar

With laminate flooring, radiator, wall lights and door leading to a small area with Velux window to front, currently used as home office/children's playroom.

### First floor landing

With fitted carpet, radiator, smoke alarm, carpeted stairs leading to the second floor and doors leading to the

### Bedroom 1

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

### Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window to the rear.

### Bathroom

A beautifully fitted modern full family bathroom with beautiful freestanding bath, double width walk in shower, with tiled surround and mains fitment rainfall shower head over, wash hand basin with storage under and part tiled surround, low flush w/c, recess spotlights and vinyl flooring.

### Second floor landing

With doors leading into

### Bedroom 3

With fitted carpet, double glazed window to the rear aspect, ceiling light point and radiator.

### Bedroom 4

With fitted carpet, radiator, double glazed window to the front aspect, ceiling light point and loft hatch.

### Outside

The front of the property is approached via a pedestrian gate with steps leading to the front entrance door and there is space for wheelie bins. To the rear there is a small patio area perfect for entertaining and this leads onto a good sized lawn which has a further set of steps leading up to another patio area where there is also a STUDIO with power and light currently used as gym/storage area but would be ideal as a home office.

### 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.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band C - £1889.1 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

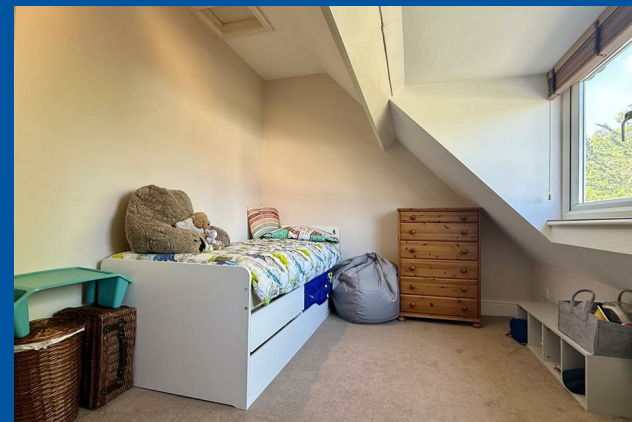
### Opening Hours

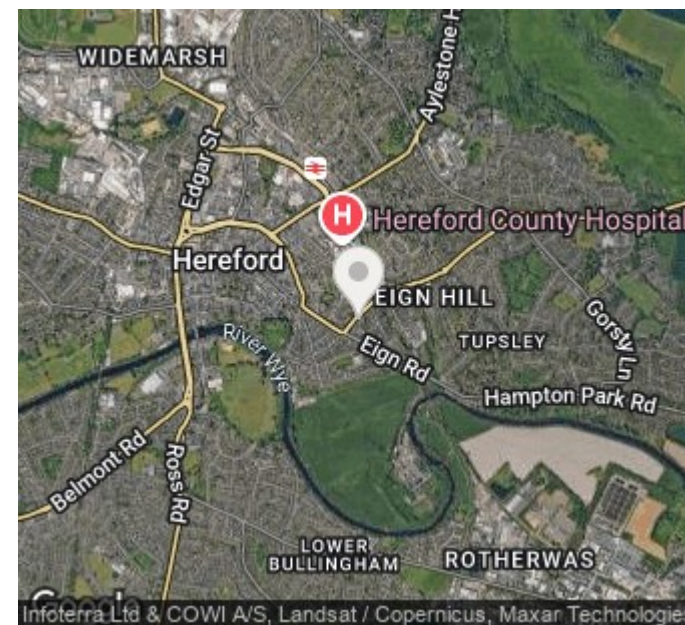
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### Money Laundering

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## 18 LEDBURY ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(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    Council Tax Band: C**

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

