





4A LEDBURY ROAD

HEREFORD HR1 2SY

Asking Price £279,950

FREEHOLD

Conveniently situated within easy reach of Hereford city centre, a deceptively spacious 3 storey older style house offering ideal family accommodation. The property has the added benefit of a Downstairs Wet Room, generously sized living accommodation, useful Cellar, large rear garden and to fully appreciate this property we recommend an internal inspection.

Flint & Cook

4A LEDBURY ROAD

• Convenient central location • Spacious older style 3 storey house • 3 Reception Rooms, Kitchen, Utility and Cellar • 3 good sized bedrooms • Large rear garden and off-road parking space • Ideal family home





In more detail the spacious accommodation comprises

Side entrance door through to

Entrance Porch

With tiled floor, storage space, glazed panelled door to Kitchen and glazed panelled door to

Reception Hall

With fitted carpet, night storage heater, stairs to the first floor, door to Cellar and door to

Downstairs Wet Room

With low flush WC, shower area, wash hand basin, double glazed window and ladder style towel rail/radiator.

Cellar

Brick steps lead down from the Reception Hall to the useful Cellar with power and light points and ample storage space. Approximately 5' 10" head height.

Lounge

With fitted carpet, night storage heater, picture rail, large double glazed bay window to the front aspect and feature fireplace with hearth and display mantel over.

Dining Room/Family Room

With fitted carpet, feature fireplace with hearth, display mantel and electric fire, picture rail and archway to

Garden Room

With fitted carpet and double glazed sliding patio door to the rear garden.

Kitchen

With access from both the Entrance Hall and Dining Room with 1½ bowl sink unit with mixer tap over, wall and base cupboards, work surfaces, vinyl flooring, recessed spotlighting, built-in double oven and four-ring hob, space for upright fridge/freezer and glazed panelled door to

Utility Room

With work surface with space and plumbing below for automatic washing machine, tumble dryer and dishwasher, useful wall mounted store cupboards, vinyl flooring, power and light points and door to the rear garden.

First Floor Landing

With double glazed window to the side and door to

Bedroom 1

With fitted carpet, ornamental fire surround, large double glazed bay window to the front aspect and space for wardrobes.

Bedroom 2

With fitted carpet, night storage heater, double glazed window to the rear, picture rail, corner airing cupboard and ornamental fire surround.

Bathroom

With suite comprising panelled bath, low flush WC, vanity wash hand basin with storage below and large wall mirror over, separate shower cubicle, double glazed window and electric heater.

Second Floor Loft Bedroom

Ideal teenager's room with fitted carpet, night storage heater, double glazed window to the rear and built-in storage.

The remaining roof space provides an extensive loft storage area, extending across approximately half of the upper part of the property. Fitted with carpet flooring and offering an excellent amount of additional storage, the area is accessed via a half-height door.

Outside

To the immediate rear of the property there is a large patio area with pond to the side providing the perfect entertaining space and leads onto the remainder of the garden which has been landscaped for easy maintenance and is well enclosed by fencing and hedging for privacy. Also included is a further water feature, useful GREENHOUSE and pergola with small bridge leading to a USEFUL STORE SHED/SUMMERHOUSE at the bottom of the garden.

To the front of the property there is an off-road parking space for one vehicle.

Property Services

Mains water, electricity and drainage are connected.
Night storage heaters.

Outgoings

Water and drainage rates are payable.

Directions

Proceed east out of Hereford city along Blue School Street, St Owen Street and continue into Ledbury Road. Number 4A can be found on the right hand side as indicated by the Agents' For Sale board.

Viewing

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.

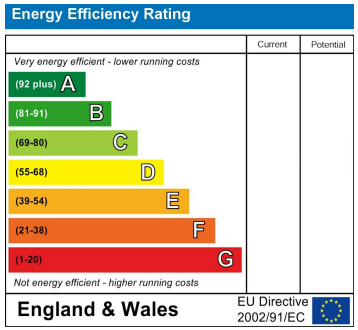
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EPC Rating: Hereford Council Tax Band: C

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

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