



151 Ledbury Road  
, Hereford, Herefordshire, HR1 1RJ

jackson  
property



# Asking Price £350,000

Spacious Three/Four Bedroom Extended Semi-Detached Home | Sought After Location Close to City Amenities | Large and Versatile Reception Rooms | Detached Garage and Driveway | Enclosed Rear Garden with Patio | Period Features | Viewing Highly Recommended

## Situation

This property is situated in a highly desirable area, standing on Ledbury Road within the sought-after area of Tupsley just 2 miles north-east of Hereford city centre. A wealth of amenities can be found nearby to include shop, public house with restaurant and butcher's whilst also being in the catchment area for sought-after primary and secondary schools and standing less than 1 mile from the Hereford college campus. There is a regular bus service which runs to Hereford city centre offering a variety of shops, bars and restaurants and the Hereford County Hospital and railway station both sit on the eastern fringe of the city centre.

## Description

This 1930s semi-detached house offers spacious accommodation in a very popular location within Hereford city. All rooms are very generously sized with high ceilings and period character features throughout. The lounge has a large bay window and a featured fireplace as a focal point to the room. The dining room is again spacious also having a squared bay window with an open fire place. The rear of the property has been extended to create a large and bright open plan kitchen/breakfast room with fitted units, space for range cooker and doors to the rear garden. Beyond is a handy cloakroom and further reception room which offers versatile accommodation and currently serves as a fourth bedroom.

The period wood panelling features up the staircase rising to the first floor. The landing has doors to all three bedrooms and family

bathroom. The master bedroom is located at the front of the bedroom with the impressive bay fronted window with built in window seat and wardrobes. The second bedroom is a good size double room with side aspect bay window with cosy window seat and built in wardrobe, there is also a feature fireplace. The Third bedroom is single room with window to the front. The family bathroom has a three piece white suit with roll top bath and shower over.

## Outside

To the front of the property is gated pedestrian access with path leading to the front porch and driveway with parking spaces for several vehicles. There is a front lawn garden and flower beds with plants and shrubs. The driveway leads to the concrete Detached Garage with concrete floor, power points, light and an up-and-over garage door. A side access gate leads to the rear garden having a patio area garden laid to lawn with borders having, plants, shrubs and a fruit tree. There is also a further small outbuilding attached to the rear of the garage which has power and provides a handy utility space.

## Services

All mains services are connected. Gas central heating.

Herefordshire Council tax band D.

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

## Jackson Property

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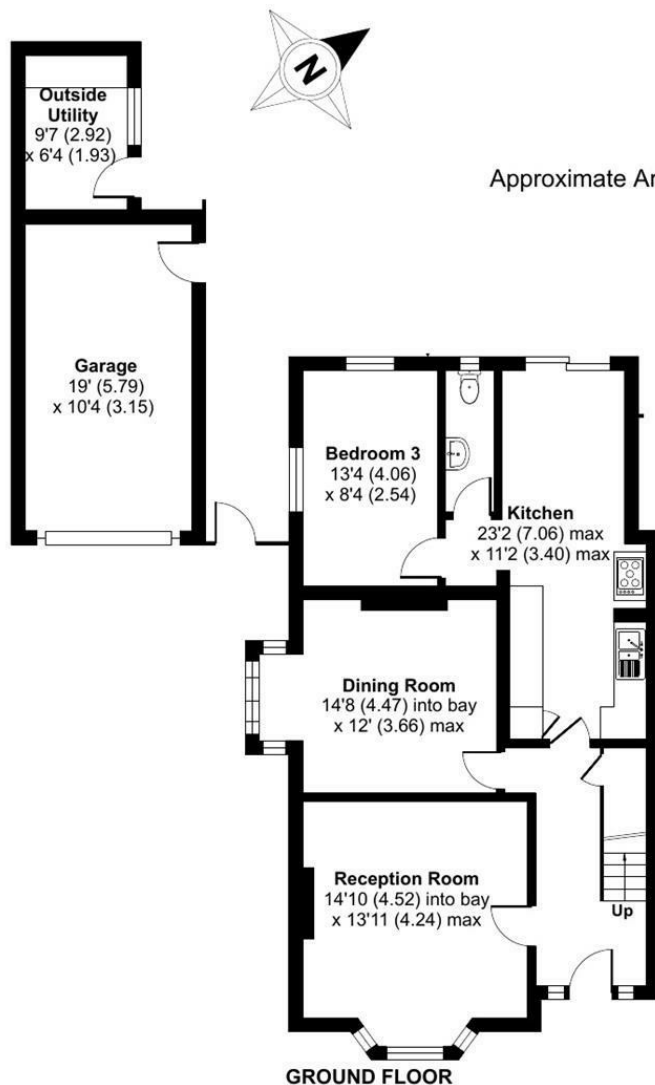
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To arrange a viewing please contact us on t. 01432 344 779  
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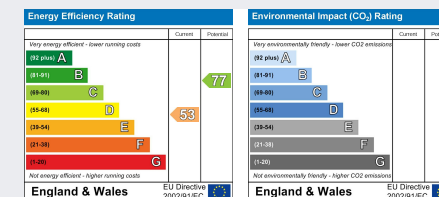
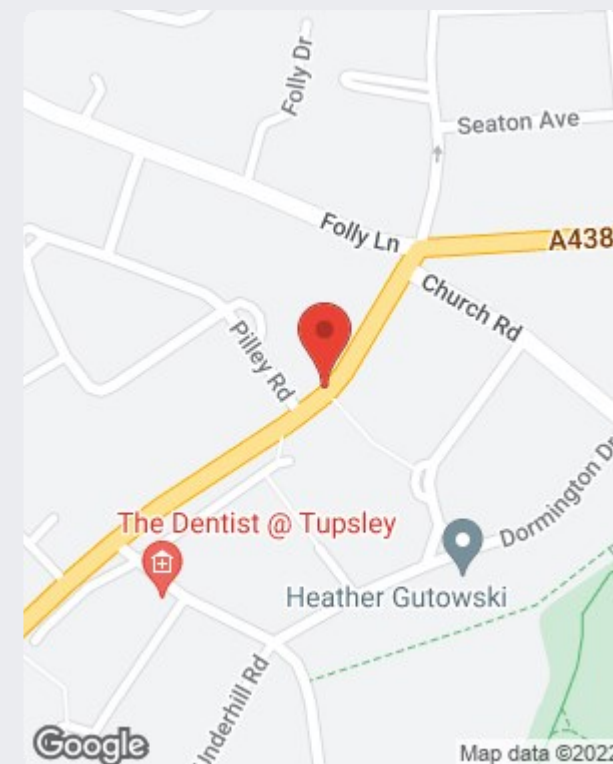
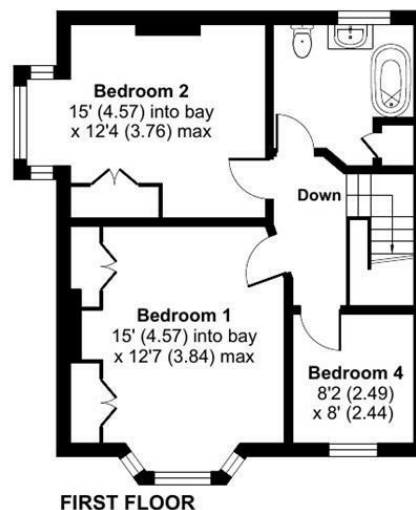
## Ledbury Road, Hereford

Approximate Area = 1618 sq ft / 150 sq m (includes garage)

Outbuilding = 61 sq ft / 6 sq m

Total = 1679 sq ft / 156 sq m

For identification only - Not to scale



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