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259 Ledbury Road, Tupsley, Hereford, HR1 1QN

'Set about 1½ miles east of the City Centre, located in the well served Tupsley district, an appealing and extended semi detached established home'.

£350,000 (Freehold)

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LOCATION

Ledbury Road lies to the east of Hereford City Centre. The subject property is located in Tupsley a popular residential district which is served by a good range of everyday facilities and amenities including primary and secondary schools. There is a local shop, church and public house in the neighbourhood with amenity being available by the property's proximity to The Lugg Flats and The Quarry. Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities with higher educational establishments being available in Folly Lane.

259 Ledbury Road is an established semi detached home which is centrally heated and double glazed. An extension has been added at the rear and additional accommodation has been created within the roof space. The property has a driveway, garage and there is a garden area to the front and a good sized garden at the rear. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

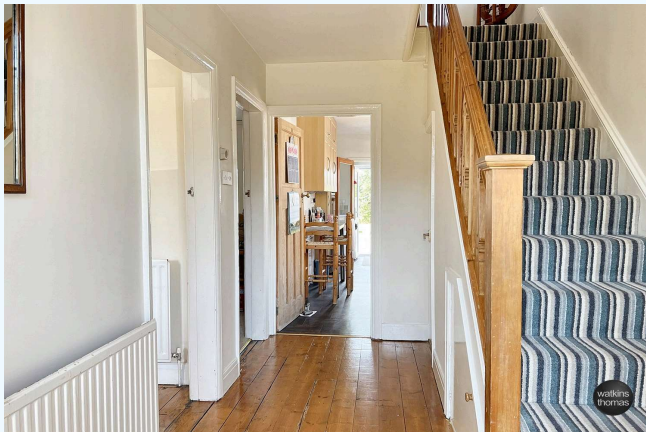
2.13m (7'0) x .61m (2'0)

Approached through a door with adjacent windows and having a quarry tile floor, mat well and leaded coloured glass side panels to an entrance door with circular window to the:

Reception Hall

4.09m (13'5) x 2.13m (7'0)

With stairway with wooden banister and handrail, exposed wooden floorboards, low level under-stairs store cupboards, wall mounted thermostat, radiator and with stripped original doors to the sitting room, dining/living room, kitchen and with a door to the:



Seperate wc

1.37m (4'6) x .74m (2'5)

With a low level wc and vanity wash basin with mixer tap. Double glazed window and radiator.

Sitting Room

3.78m (12'5) x 3.66m (12') (14ft into semi-circular bay)

With a double glazed bay window area, timber fire surround with cast iron and tiled inset and hearth. Radiator and exposed floorboards.

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Dining/Living Room

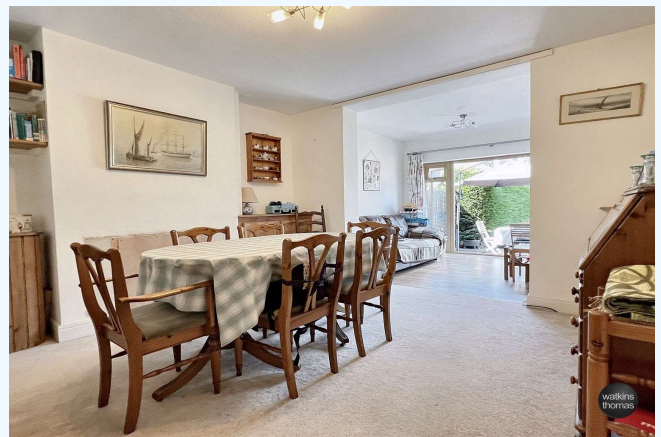
6.93m (22'9) x 3.78m (12'5) maximum

Which in parts comprises:

Dining Area

3.96m (13'0) x 3.84m (12'7)

With radiator and a 6ft 7" wide opening to:



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Sitting Room Area

3.18m (10'5) x 2.67m (8'9)

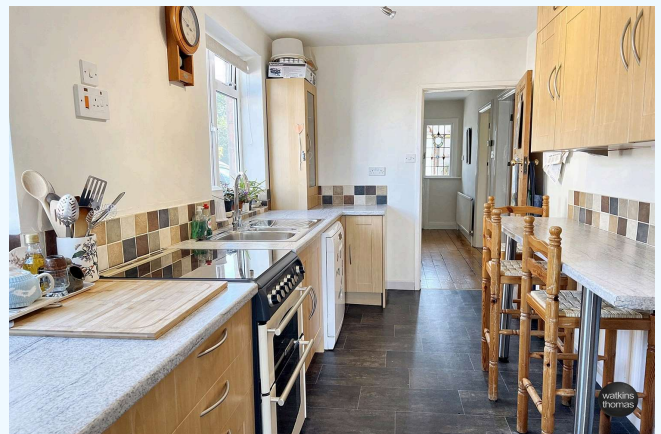
With a pair of double glazed French doors with adjacent double glazed windows all with a wood grain effect finish, opening to and overlooking the rear garden. Radiator.



Kitchen

4.32m (14'2) x 2.13m (7')

With two double glazed windows to the side and with fitted base cupboard units with roll edged working surface over, tiled surrounds, breakfast bar area with tiled courses over and with two double cupboards with cabinets above. Tall storage cupboard and with a 1½ bowl stainless steel sink unit with drainer and mixer tap. Recess with plumbing for dishwasher, recess for cooker, recess for fridge, radiator and door to the: .



Rear lobby/utility room

2.51m (8'3) x 1.37m (4'6)

With a double glazed door to the rear and fitted base unit with working surface over, stainless steel sink unit and tiled surround. High level shelving.

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ON THE FIRST FLOOR:

Landing

3.35m (11'0") x 2.13m (7')

With a double glazed window to the side and having a recess and stripped doors to the bathroom, bedroom 2 and stripped original doors to bedroom 3 and bedroom 1.



Bedroom 1

3.91m (12'10") x 3.66m (12') (14ft 7" into semi-circular bay)

With a double glazed bay window to the front, radiator and there are two sets of double and single door wardrobe cupboards with hanging rails.



Bedroom 2

3.84m (12'7") x 2.92m (9'7") maximum

With a double glazed window overlooking the rear garden, radiator, airing cupboard with insulated hot water cylinder and door to an under-stair storage cupboard.



Bedroom 3

2.31m (7'7") x 2.31m (7'7")

With a double glazed window to the front and exposed wooden floorboards. Radiator.

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Bathroom

2.08m (6'10") x 1.83m (6')

With white suite comprising bath with electric shower over, low level wc and pedestal wash basin. Partly tiled walls, double glazed window, ladder type radiator and ceramic floor tiles.



ON THE SECOND FLOOR

The Attic Room

4.29m (14'1") x 3.76m (12'4")

Approached by paddle steps and with Velux type windows to the front and rear.



OUTSIDE:

The property benefits from a long concrete driveway which leads to the DETACHED GARAGE (18' 3" x 8') which has an up and over door and personnel door to the side. There is also a parking space at the front of the property.

At the front there is a arc of lawn with planted borders set behind a low brick wall with ironwork over. The rear garden may be accessed by a gateway. Immediately to the rear of the property there is a patio area with a sun terrace with two adjacent timber stores and a concrete pathway flanks a lawn. At the rear of the garage there is a further circular patio area with stone surround and beyond the lawn which has a border including and apple tree and silver birch runs to a pebble pathway. Screened towards the end of the garden is a greenhouse.



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COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

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.

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. Continue towards the outskirts of the city and 259 will be identified on the left hand side just before the left hand turn into Whittern Way.

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.

9th August 2024

ID38480

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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.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

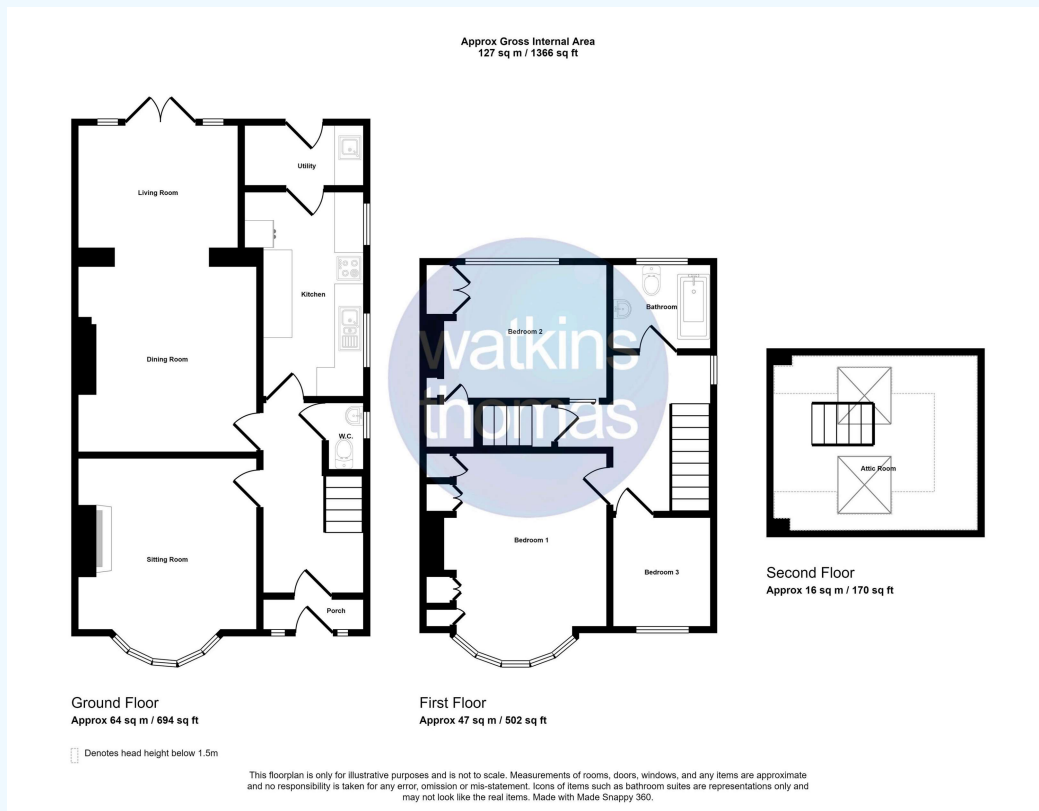
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.



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