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## 8 Meadow Bank Road, Off Ledbury Road, Hereford, HR1 2ST

*'Located close to the City Centre and just off Ledbury Road a three bedroom modern detached house which is provided with gas central heating and double glazing. Good car parking facilities, garage, conservatory and with a south west facing rear garden'*

**£342,500 (Freehold)**

Residential Sales and Lettings

## 8 Meadow Bank Road, Off Ledbury Road, Hereford, HR1 2ST

### LOCATION

Meadow Bank Road is located off Ledbury Road, at the City end of Ledbury Road, and within easy reach there are everyday amenities with central Hereford and its range of shopping, leisure and recreational facilities being available close to hand including bus and railway stations.

### DESCRIPTION

8 Meadow Bank Road was built in the late 1980's and comprises a detached, well proportioned family home which has a gas fired central heating system and replacement double glazed windows. On the ground floor there is a hall with cloakroom off, an open plan living/dining room and a kitchen and separate utility room. On the first floor there are three bedrooms and a modern bathroom. Outside the property has good off road parking facilities, which run to the garage, which has an electric roller door. There is a garden area to the front and a good sized south west facing garden area to the rear. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

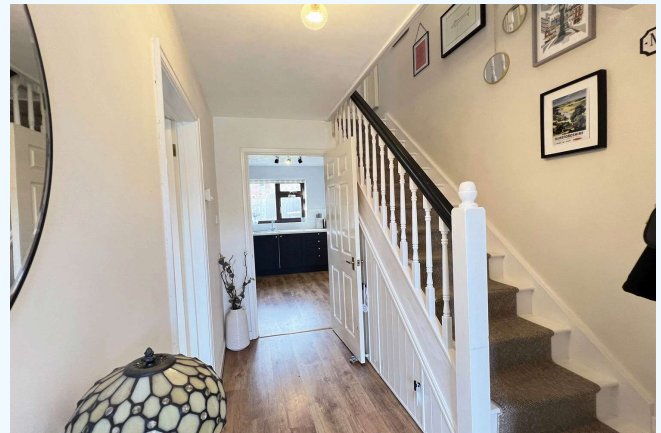
#### Entrance Porch

With modern composite door with double glazed panels to:

#### The Reception Hall

3.96m (13'0) x .97m (3'2)

With a stairway off, radiator, wood laminate flooring, door to under-stairs storage cupboard and with a wall mounted central heating and domestic hot water control clock. Panelled doors to kitchen and sitting room and a panelled door to:



#### The Cloakroom

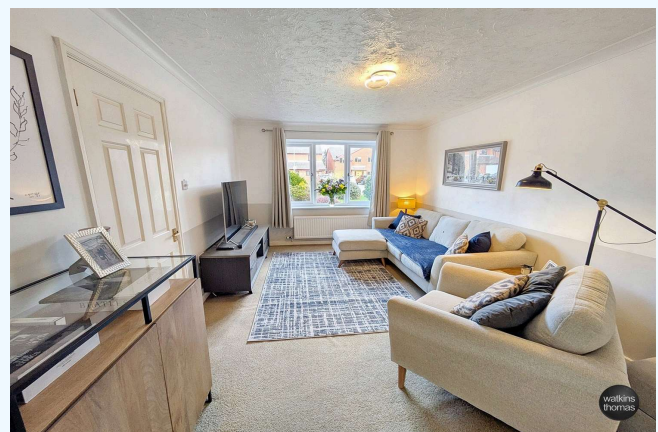
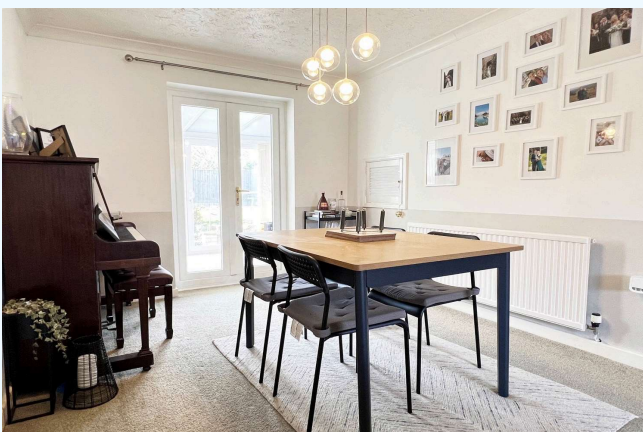
1.4m (4'7) x .91m (3'0)

With a low level wc, wash basin with tiled courses over, double glazed window and radiator.

#### The Living Room

7.52m (24'8) x 3.12m (10'3) (narrowing to 9'1)

With two distinct areas, double glazed window to the front, coved ceiling, two radiators, hatch from kitchen and with a pair of doors to:



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### The Conservatory

3.3m (10'10) x 2.44m (8'0)

With triplex roof over and double glazed elevations with a pair of sliding patio doors opening to and overlooking the rear garden. Ceramic floor tiles.

### The Kitchen

3.2m (10'6) x 2.34m (7'8)

With a double glazed window to the rear, fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and eye level cabinets. 1½ bowl sink unit with drainer and mixer tap, fitted hob and double electric oven. Radiator, wood laminate flooring and with an opening to:

### Utility Room

2.34m (7'8) x 1.96m (6'5)

With a double glazed window and double glazed door to rear porch, fitted working surface with plumbing below for washing machine, fitted cupboard, radiator, wood laminate flooring and door to garage.



### The Rear Porch

2.01m (6'7) x .84m (2'9)

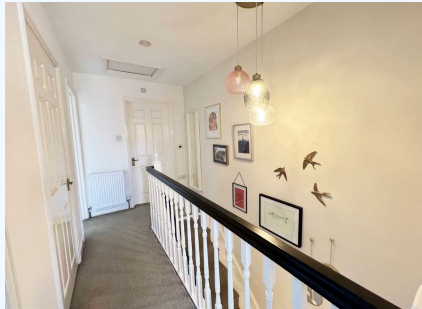
With a double glazed window and double glazed sliding patio door opening to and overlooking the rear garden.

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### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, radiator and with doors to the bathroom, bedrooms and store cupboard with fitted shelves. Control unit for underfloor heating in the bathroom.



#### Bedroom 1

3.68m (12'1) x 3.02m (9'11)

With a double glazed window to the front, coved ceiling and radiator.



#### Bedroom 2

3.73m (12'3) x 2.74m (9'0)

With a double glazed window overlooking the rear garden. Radiator and bedside light points.



#### Bedroom 3

2.18m (7'2) x 2.13m (7'0)

With a double glazed window to the front and radiator. Coving to ceiling.

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### Bathroom

2.03m (6'8) x 1.63m (5'4)

Attractively re-fitted and with extensively tiled walls and suite comprising bath with shower end bath and twin headed shower unit, vanity wash basin with mixer tap and low level wc. Double glazed window, extractor unit, sunken ceiling lights and contemporary style radiator.



### OUTSIDE:

The property has the benefit of a two car wide and long driveway which leads to the GARAGE (15'9 x 7'10) with an electric roller door to the front, personnel door to the utility room, access hatch to loft storage space and with a wall mounted gas fired combination boiler providing central heating and domestic hot water.

The front garden is extensively lawned and has individual specimen shrubs. At the rear of the property there is a paved patio area. The property enjoys a side access through an iron gate and two steps rise to the upper lawn. Between the two there is a planted border featuring roses. The rear garden is extensively lawned, has planted borders, there is a garden store and at higher level there is a pebble section. The rear garden is extensively enclosed by feather-board fencing between concrete posts.



### COUNCIL TAX BAND C

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 from the City Centre for the length of St Owen Street and follow around into Ledbury Road. Pass under the railway bridge, the turning on the right into Foley Street and take the next right into Meadow Bank Road. Number 8 will be identified on the right hand side.

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### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

11th March 2025  
ID39812

### 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 D. 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		81 B
69-80	C		
55-68	D	65 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

### 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.