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187 Ledbury Road, Tupsley, Hereford, HR1 1QD

'An attractive and very well presented semi detached period house which has been extended into the loft and at the rear. The property now offers excellent family accommodation with good parking facilities and private rear gardens'

£430,000 (Freehold)

187 Ledbury Road, Tupsley, Hereford, HR1 1QD

LOCATION

Ledbury Road lies to the east of the city centre in the established Tupsley district which is well provided for in terms of local amenities including a shop, primary and secondary schools, public houses and is accessible to 'The Quarry' and 'Lugg Flats' amenity areas. Hereford City Centre as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

187 Ledbury Road is a 1930's semi detached home which has been the subject of a schedule of refitting and upgrading works over the years, further accommodation has been created within the roof space, an extension has been added at the rear and now with central heating and double glazing this exceptional family home offers:

ON THE GROUND FLOOR:

Entrance Porch

Having door with leaded double glazed panels, adjacent double glazed window and high level numbered double glazed light over to:

Entrance Hall

3.3m (10'10") x 1.78m (5'10")

Having radiator with cover and stripped oak flooring, wall mounted thermostat, stripped original doors to the dining room, sitting room, open-plan family kitchen and:



Cloakroom

1.52m (5'0") x .91m (3'0")

With low level wc and wall hung wash basin. Double glazed window and radiator.

The Sitting Room

4.6m (15'1") x 3.66m (12')

With a double glazed window to the front, timber fire surround with cast iron and tiled inset with wood burning stove. Original cupboards with upper doors having leaded coloured glass panels. Picture rail, radiator and stripped pine floor boards. A pair of sliding doors to provide a second access to

The Dining Room

3.35m (11'0") x 3.66m (12') (14'1" into bay)

With a double glazed bay window to the front, picture rail, feature double mantel fireplace, exposed brickwork and wood burning stove, slate hearth, contemporary style vertical radiator and exposed wooden floor boards.



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The Splendid Kitchen/Living Room

6.35m (20'10") x 3.66m (12')

With two distinct parts and having part with double glazed elevations off a brick base with roof lights over, feature tiled floor, radiator and to two walls there are a range of soft close base cupboard units with Quartz working surface over, upstand and matching eye level cabinets together with an inset 1½ bowl sink unit with drainer and mixer tap. Built-in dishwasher, four ring hob with cooker hood above, double eye level oven and with tall storage cupboards and built-in tall fridge. Feature tiled floor and with Bifold doors opening to a covered seating area and a door to a LARDER/UTILITY RECESS (4'6" x 4'0") with plumbing for washing machine, fitted shelves and a continuation of the tiled floor.



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Part Enclosed Seating Area

3.28m (10'9) x 2.69m (8'10)

Having a double glazed run of windows and with an opening to outside, door to side access, door to under-stairs storage cupboard and with a door to the shortened garage/store.

ON THE FIRST FLOOR:

Landing

Approached over a return stairway and with door and stairway off to the second floor. Radiator and stripped doors to the bedrooms, bathroom and under-stairs cupboard.

Bedroom 1

4.32m (14'2) x 3.05m (10') (12' to rear of wardrobes)

With a double glazed window with leaded motif to the front, picture rail and along one wall there are three double sets of wardrobe cupboards and a further set of double doors to a shelved storage cupboard. Radiator.

Bedroom 2

3.4m (11'2) x 3.43m (11'3) (13'7 maximum)

With a double glazed bay window area to the front with a leaded motif and there are two sets of wardrobe cupboards with old stripped pine doors. Picture rail, radiator and tiled fireplace.



Bedroom 3

3.45m (11'4) x 3m (9'10)

With a double glazed window overlooking the rear gardens, picture rail and a double set of doors to a wardrobe cupboard and single door to a shelved storage cupboard. Wood laminate flooring, further built-in double shelved cupboard and radiator.

The Bathroom

2.13m (7'0) x 1.7m (5'7)

With a shower end bath with mixer tap and thermostatically controlled shower unit over together with shower boarded walling. Low level wc with vanity wash basin with mixer tap and tiled courses over. Double glazed window, ladder type radiator and wood grain effect flooring.



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ON THE SECOND FLOOR:

Bedroom 4/Master Bedroom Suite

5.05m (16'7") x 3.35m (11')

With pitched ceiling, eaves storage cupboards, radiator, velux roof light and door to:

The En-Suite Shower Room

2.64m (8'8") x 1.73m (5'8")

With a double glazed window to the rear, ladder type radiator and having a shower cubicle with thermostatically controlled shower unit and shower boarded walls, pedestal wash basin and low level wc. Extractor vent.



OUTSIDE:

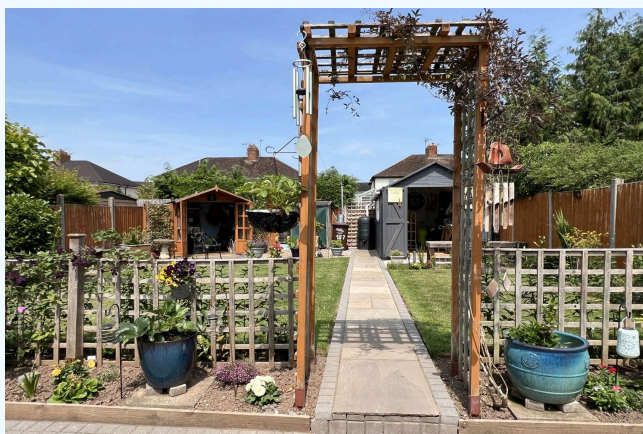
Two folding gates open to the brick paved car parking and turning area which is predominantly set at the front of the property and continues at the side towards a STORE/WORKSHOP (9'2" x 11'2") with a pair of wooden doors to the front, electric light and power points.

Immediately to the rear of the residence there is a COVERED SEATING AREA (8'2" x 9'1") and an expanse of paving stone patio which is about 22' wide by 22' deep. From this a pair of doors open to a GARDEN ROOM/STUDY (11'2" x 9') opening to the apex and with double glazed windows and approached through a pair of double glazed French doors. Dimmer light switch.

From the patio there is an archway with adjacent trellis fencing and a step rises to a pathway which runs through the rear garden which comprises two sections of lawn and deep well stocked beds and borders. Also within the rear garden there is a WORKSHOP (11'2" x 8'2") with electric light and power points which is approached through a pair of doors and a double glazed window. There is also a CHALET STYLE STORE/SUMMER HOUSE (6'8" x 6'6") with an overhang at the front and a pair of doors.



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COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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.

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DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and follow through into Ledbury Road. Pass over Tupsley Cross and Number 187 will be identified on the left hand side.

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.

20th June 2025

ID40910

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.

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.