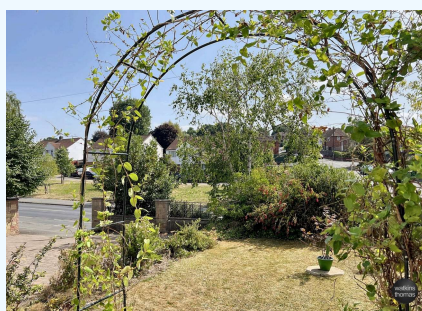




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115 Ledbury Road, Hereford, HR1 1RQ

'An individual period house set above the road and offering well proportioned accommodation to include four double bedrooms just to the east of the City Centre'

£425,000 (Freehold)

Residential Sales and Lettings

115 Ledbury Road, Hereford, HR1 1RQ

LOCATION

115 Ledbury Road is located to the east of central Hereford and the property itself sits above and back from the road. In the locality there is a newsagent and close by a public house. The amenity of Tupsley Quarry is available as are primary, secondary and higher educational establishments for which the locality is favoured. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with bus and railway stations.

DESCRIPTION

115 Ledbury Road is an individual detached house of better than normal proportions. On the ground floor there is a wide entrance hall with generous stairway leading off to the first floor. On the ground floor there is a sitting room, study/family room together with a long open plan kitchen/dining room area which overlooks the private rear courtyard. On the first floor there are four double bedrooms (one has an en-suite shower room) together with a full bathroom. The property is approached over its own driveway which leads to the garage and at the front there is an established garden area and at the rear there is a feature courtyard/entertaining space. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

3m (9'10) x 1.14m (3'9)

With double glazed upper elevations and approached through a double glazed door and with a feature door with double glazed glass motif to:

The Reception Hall

5m (16'5) x 1.75m (5'9) (9'3 maximum including stairwell)

Coved ceiling, wall mounted thermostat, wood grain effect engineered laminate flooring, radiator and with doors to the family room/office, sitting room and with a character oak door with glass panels to the kitchen/dining room to:



The Cloakroom

2.18m (7'2) x .89m (2'11) (plus door recess)

With a double glazed window, door recess, tiled walls and suite comprising low level wc and vanity wash basin. Tiled floor and radiator.

The Sitting Room

5.08m (16'8) x 3.96m (13')

Having a generous 8' ceiling height, coving, double glazed picture window overlooking the fore garden, alcove cupboard, radiator and feature fire surround with living flame gas fire and hearth. A pair of doors which slide into recesses and are of oak with curved glass open to the:



115 Ledbury Road, Hereford, HR1 1RQ

Kitchen/Dining Room

10.01m (32'10") x 2.49m (8'2") (widening to 12'8")

This is an exceptional space in a contemporary style and has double glazed windows to the two elevations, a double glazed door to the rear and a sliding double glazed patio door which opens to and enjoys the rear courtyard aspect. Contemporary style radiator, wood grain effect flooring throughout and there are sunken ceiling lights. Within the kitchen area there are soft close base cupboard and drawer units with solid oak working surfaces over, with bespoke island and breakfast bar, feature tiled surrounds together with tall storage cupboards. Built-in Electrolux full size dishwasher and with a 1½ bowl enamel sink unit with drainer and mixer tap. Radiator and having a integral door to the garage.



Family Room/Office

3.66m (12'0") x 3.05m (10')

With a picture double glazed window to the front and radiator.



115 Ledbury Road, Hereford, HR1 1RQ

ON THE FIRST FLOOR:

Landing

4.7m (15'5) x 2.21m (7'3)

With a double glazed window to the front, access hatch to loft storage space, radiator and with doors to the bedrooms, bathroom and boiler cupboard with a wall mounted Bosh gas fired boiler which provides central heating and domestic hot water.



Bedroom 1

3.96m (13'0) x 3.68m (12'1)

With a double glazed window to the front, coved ceiling, radiator and with a pair of wardrobe cupboards together with overbed recessed cabinets.



En-Suite Shower Room

With shower boarded walls and Triton electric shower unit, further shower boarding, wash basin with mixer tap and low level wc. Extractor unit and touch screen de-mist mirror.

Bedroom 2

3.66m (12'0) x 3.66m (12')

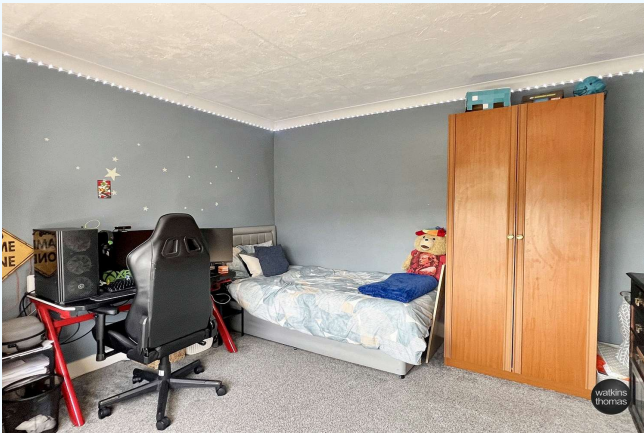
With a double glazed window to the front, radiator and coving to ceiling.

115 Ledbury Road, Hereford, HR1 1RQ

Bedroom 3

3.91m (12'10") x 3.18m (10'5")

With a double glazed window to the rear, wash basin with cabinets below, mixer tap, over bed lights and radiator.



Bedroom 4

3.96m (13'0") x 3.96m (13') (including en-suite shower room)

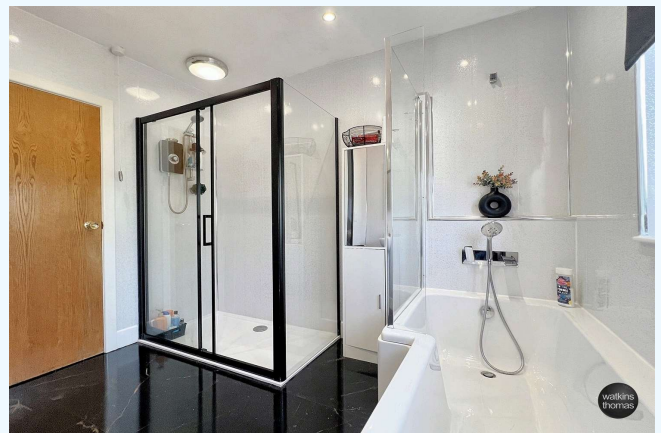
With a double glazed window to the rear, wall light points, radiator, coving to ceiling and sliding glass door to shower room.



The Bathroom

2.87m (9'5") x 2.69m (8'10")

Recently installed and with four piece suite comprising shower end bath with screen and Britan waterflow tap with shower head, walk-in shower cubicle with Triton electric shower unit, pedestal wash basin with mixer tap and low level wc. Touch screen de-mist mirror, radiator and feature dark marble effect floor finish. Double glazed window to the rear.



115 Ledbury Road, Hereford, HR1 1RQ

OUTSIDE:

The property has the benefit of a block pavior driveway which runs to a turning/parking area and the GARAGE (26' x 12' narrowing to 8') having a ceiling height of approximately 9'9". The garage is approached through an up and over door, there are two roof lights, electric light and power point. From the garage a door opens to a UTILITY ROOM (9' x 8' average) with fitted base cupboards, eye level cabinets, working surface, tiled floor and plumbing for washing machine. There is a window and door to the rear. There is a POTTING SHED/STORE (7'6 x 5'6).

To the front of the property there is a garden area with established shrub borders and mature trees. There is also a Silver Birch. The front garden is behind walling with wrought ironwork over. Access to the rear may be achieved from the left hand side of the residence and immediately in front of the property there is a paved patio area. At the rear of the property there is an area which is about 35' x 14' (maximum 16') deep and is laid to irregular sized paving slabs with raised planted borders. The rear garden enjoys a westerly aspect and is ideal for entertaining being in a courtyard style.



COUNCIL TAX BAND E

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.

DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and follow through into Ledbury Road. Pass over the roundabout by the Rose and Crown Public House and the property will be identified on the left hand side.

19th August 2025

ID37253

115 Ledbury Road, Hereford, HR1 1RQ

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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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

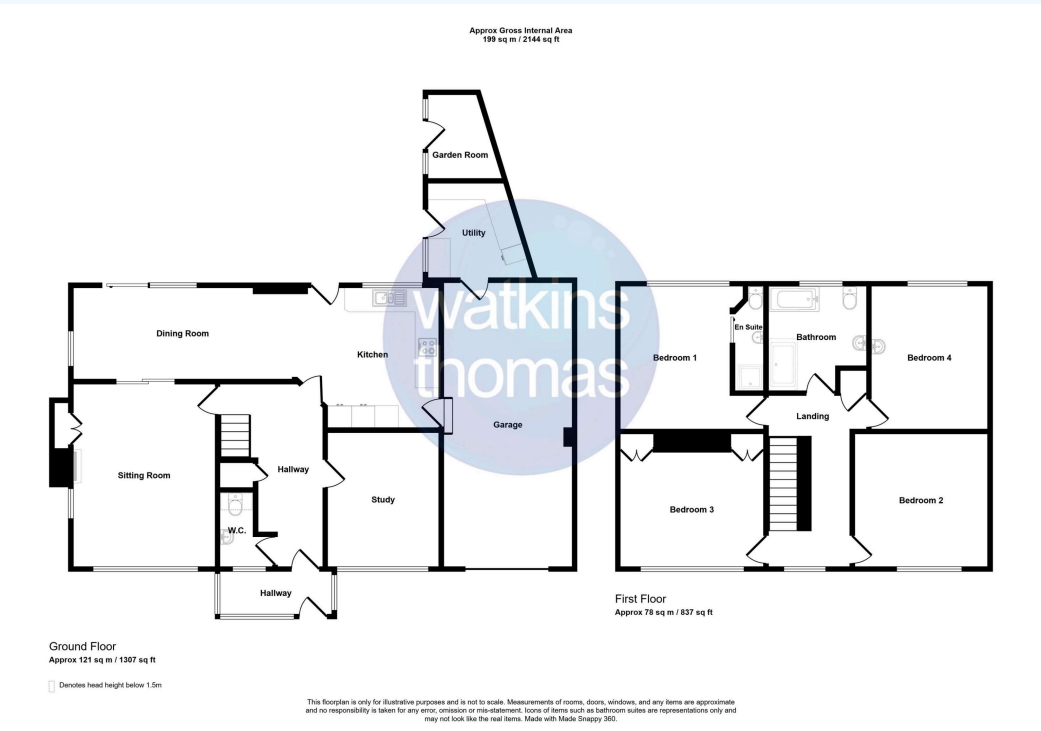
FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

115 Ledbury Road, Hereford, HR1 1RQ

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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