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19 Meadow Bank Road, Hereford, HR1 2ST

Located just to the east of the city centre, off Ledbury Road, a four bedroom modern detached house which is provided with gas central heating and double glazing. Good parking facilities, garden area at the rear with treelined brook beyond. The property also has an annexe room comprising bedroom with shower.

£380,000 (Freehold)

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LOCATION

Meadow Bank Road is located off Ledbury Road at the city end of Ledbury Road. Within easy reach of the property there are everyday amenities with Hereford itself offering a variety of shopping, leisure, recreational facilities and educational establishments together with bus and railway stations.

DESCRIPTION

19 Meadow Bank Road was built in the late 1980s and comprises a detached well proportioned home which has the benefit of a gas fired central heating system and replacement double glazed windows. On the ground floor there is a entrance hall with a cloakroom and 2/3 distinct reception areas together with a fitted kitchen. On the first floor there are four bedrooms and a bathroom. Of note is the generous car parking and driveway to the front, there is a lawned garden at the front together with an expanse of rear garden with a gate into a further garden area with a treelined, amenity area and brook beyond.

ON THE GROUND FLOOR:

Reception Hall

4.78m (15'8) x 1.96m (6'5) (maximum) including stairway

The hall is approached through a double glazed door and has a radiator, wood grain effect flooring and a glazed panel and door to the dining room and glazed doors to the kitchen, sitting room, bedroom 5/annexe room and with a door to;



Cloakroom

1.98m (6'6) x .97m (3'2)

With suite comprising low level WC and wall hung wash basin. Double glazed window, radiator and wood grain effect flooring. Second door to the annex room/bedroom 5.

Sitting Room

4.04m (13'3) x 3.51m (11'6)

With a pair of double glazed doors opening to and overlooking the rear garden. Stone fire surround with hearth. Radiator.



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Dining Room

3.38m (11'1) x 2.87m (9'5)

With a double glazed window to the front, radiator and hive heating unit.



Kitchen/Breakfast Room

3.84m (12'7) x 3.05m (10')

With a double glazed window overlooking the rear garden and fitted with base cupboards with working surface over, tiled surrounds and eye level cabinets. Single drainer enamel sink unit with mixer tap, fitted oven with four ring gas hob over and hood above, recess for appliances, recess with plumbing for dishwasher and with a tall matching storage cupboard. Wood grain effect flooring, radiator and double glazed door to side passage.



Annexe Room/Bedroom 5

4.88m (16') x 2.39m (7'10)

With a double glazed window to the front, door to the front, coved ceiling and with a walk in SHOWER CUBICLE with wall mounted electric shower unit, extractor unit and radiator. Part shower boarded walls and part tiled floor.



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ON THE FIRST FLOOR:

Landing

2.44m (8') x 2.01m (6'7) (excluding stairway)

With access hatch to loft space, door to airing cupboard with insulated hot water cylinder. Radiator and with doors to;



Bedroom 1

3.96m (13') x 2.59m (8'6)

With a double glazed window to the front, radiator and door to;

Ensuite Shower Room

2.44m (8') x 1.04m (3'5)

With suite comprising low level WC, pedestal wash basin, extractor unit and shower cubicle with tiled walls and an electric shower unit. Radiator.



purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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Bedroom 2

3.68m (12'1) x 2.44m (8')

With a double glazed window to the front, radiator, over stairs storage recess and with built in fittings including two wardrobes (one with a mirror fronted door), bedside units with drawers and shelf with cabinets over and cabinets over bed recess.



Bedroom 3

2.69m (8'10) x 2.44m (8')

With a double glazed window overlooking the rear garden with tree lined walkway and brook beyond. Radiator.



Bedroom 4

2.64m (8'8) x 2.44m (8')

With a double glazed window again enjoying the outlook at the rear. Radiator.



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Bathroom

2.44m (8') x 1.68m (5'6)

With tiled walls and suite comprising bath, pedestal wash basin and low level WC. Part tiled walls, double glazed window and radiator.



OUTSIDE:

The property has a double width driveway which is at least double car length and tarmacadamed.

Garden

At the front of the property there is a lawned garden area behind a low privet hedge and to the front door there is a paving stone pathway. At the side of the property there is a gate which opens to a private side paved pathway and at the rear there is a 33' wide by 18' deep paved patio area. The property has a summer house and two steps raise to a lawned garden area with established borders, including fruit trees and brick edged flower borders. To the far end of the garden there is a low evergreen hedge with a gate in, beyond which there are three levels of beds with steps down to the lower garden area. Beyond the rear garden there is a amenity pathway which borders Eign Brook.



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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 for the length of St Owen Street and follow through into Ledbury Road. Meadow Bank Road is the third turning on the right and Number 19 is denoted on the left hand side by the agent's for sale board.

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.

02 March 2026

ID42418

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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.

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.