



2 Homend Crescent, Ledbury HR8 1AL
£315,000



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- Three bedroom family home
- Master bedroom to include en-suite
- Landscaped garden with patioed area
- Convenient location close to a range of amenities in Ledbury town
- Dining room with bi-fold doors to the rear garden
- Herefordshire County Council Tax band C £2,277.14(2025/26)
- EPC C69

£315,000



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Living Room

Spacious living room boasting wooden flooring and a feature fireplace with inset wood burning stove. Window to front aspect.

Kitchen

Well appointed kitchen featuring tiled flooring and a central island for extra counter top space and storage. The kitchen is also fitted with a range of floor and eye level units with integrated appliances to include oven with extractor over, four ring gas hob and a one and a half bowl sink. Window to side aspect.

Dining Room

The dining room leads off the back of both the kitchen and living room providing a very sociable space featuring bi-folding doors leading to the rear garden and Velux windows to let the natural light flow into the house.

Utility

Utility room to include extra cupboard storage and plumbing for a washing machine.

Shower Room

Newly fitted shower room with stylish tiling and a white suite featuring WC, hand wash basin and double shower tray with rainfall shower over.

Master Bedroom

Double bedroom featuring built in wardrobe. Windows to side aspect with views of may hill.

En-suite

Partially tiled en-suite with white suite comprising WC, hand was basin and enclosed shower cubicle.

Bedroom Two

Double bedroom with built in storage cupboard. Window to front aspect.

Bedroom Three

Window to rear aspect.

Outside

The front of the property boasts a variety of mature shrubs along with a pathway leading to front door. To the rear of the property is a beautifully landscaped garden with a slabbed pathway leading to the lawned area and a gravelled patio suitable for alfresco dining with access from a side gate and a rear gate.

Location

Ledbury is a thriving and expanding market town with a range of local facilities and amenities to include shops, schools, swimming pool, theatre, doctors surgeries, community hospital and mainline railway station. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles (25.7km) away.

Material Information

Tenure: Freehold

Council tax band: C

Local authority and rates:: Herefordshire County Council
£2,277.14(2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

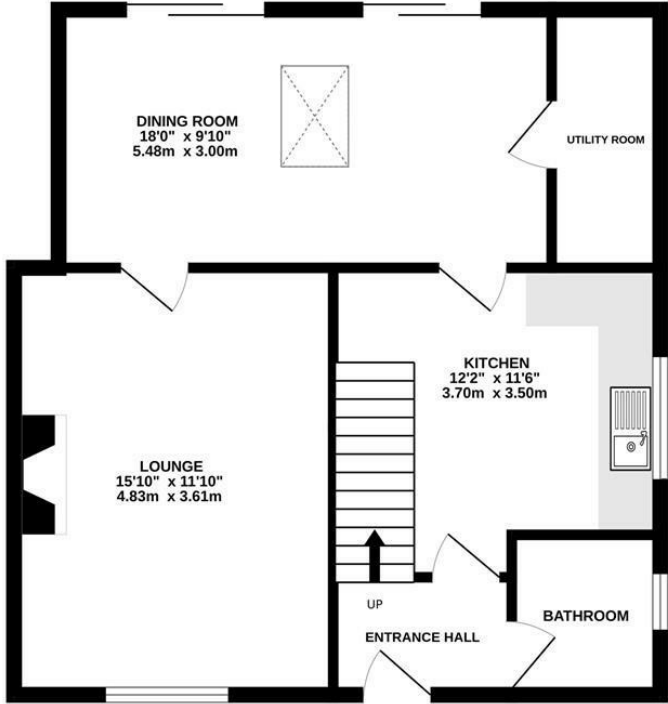
Heating: Mains Gas

Broadband speed: Basic 19 Mbps, Ultrafast 1800 Mbps

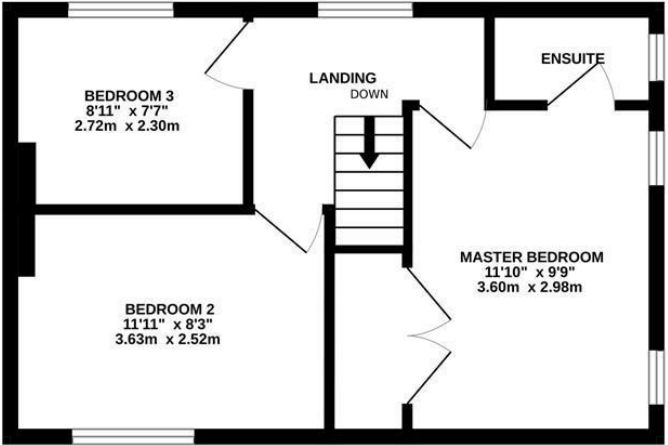
Mobile phone coverage: EE, Vodafone, O2, Three



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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