



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

Mains electricity, water and drainage, oil fired central heating.

**Outgoings**

Council Tax: Band D

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

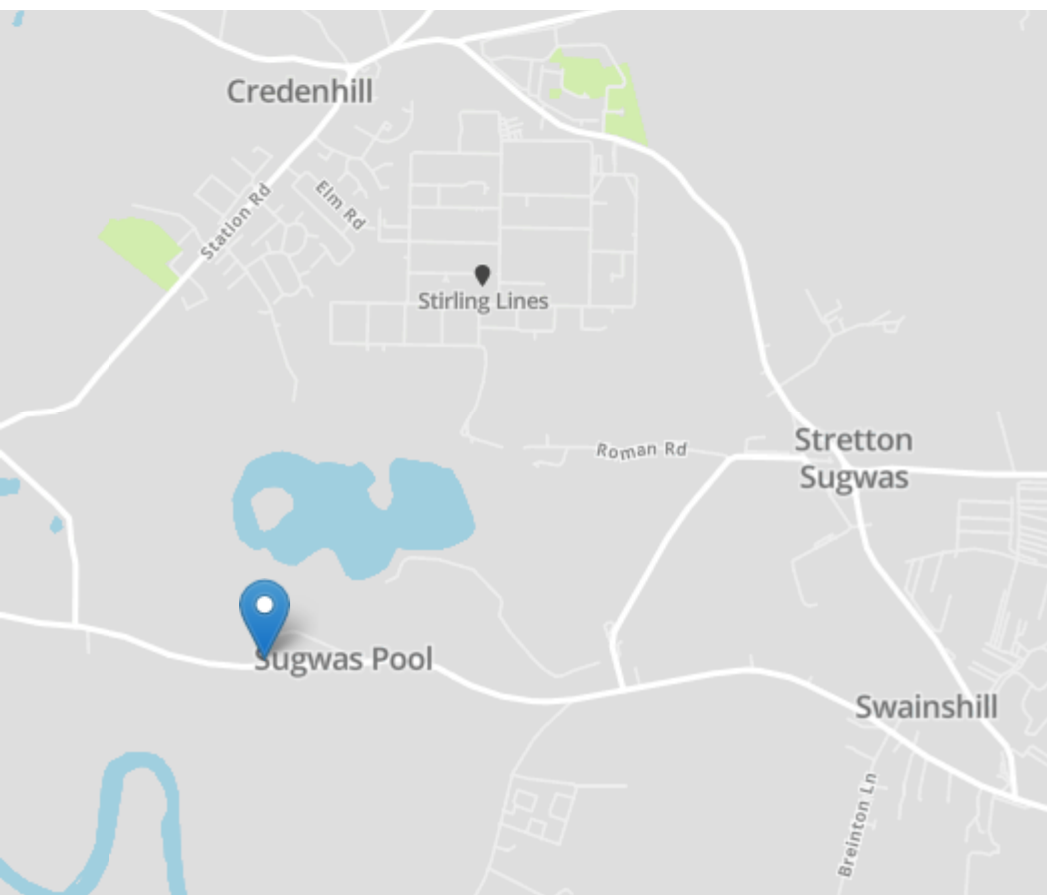
Miramar,  
Swainshill Hereford HR4 7QE

**£259,950**



**DIRECTIONS**

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the second exit onto Kings Acre road A438, after approximately 2.5 miles the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' //overhead.career.warned



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

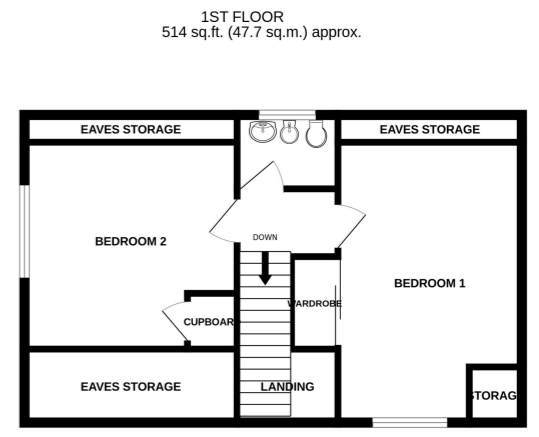
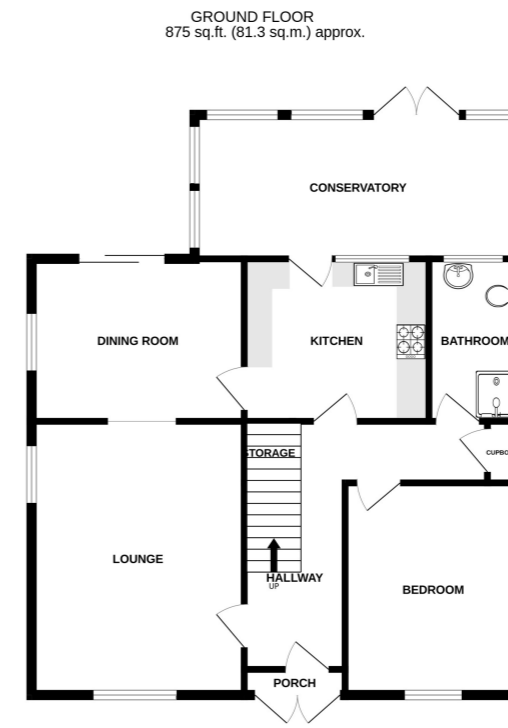
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Set in the pleasant Swainshill Area.
- A good size Dormer Style Property.
- Three Double Bedrooms.
- Garden.
- Garage and Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 1388 sq.ft. (129.0 sq.m.) approx.  
Made with Metropix ©2023

**Miramar**

**Situation and Description**

Mirama is situated in the pleasant Swainshill area approximately 3 miles West of Hereford city centre, with range of facilities and amenities close by. The property is a traditional Dorner style, with three double bedrooms, one of which is on the ground floor along with shower area, garden, garage and ample off road parking.

In more detail the accommodation comprises:

**Ground Floor**

**Entrance Porch**

with glazed door to:

**Reception Hall**

with radiator, Understairs Storage Cupboard, Boiler Cupboard housing the free standing Worcester Oil fired central heating boiler, servicing the domestic hot water and central heating. Doors to:

**Lounge**

3.71m x 4.74m (12' 2" x 15' 7") window with both front and side outlook, feature natural stone fireplace with display areas either side, radiator, power points. Archway to:

**Dining Room**

3.76m x 2.90m (12' 4" x 9' 6") sliding double glazed door to rear giving access to the rear patio and garden, radiator, power points. Glazed door to:

**Kitchen**

3.26m x 3.07m (10' 8" x 10' 1") window with rear outlook, fitted with a range of units comprising 1 1/2 bowl sink with drawers and cupboards below, adjacent tiled working surfaces with drawers and cupboards under, four ring ceramic hob with extractor canopy over, range of eye level wall cupboards, built-in double oven with storage above and below, further tiled working surface with space for dishwasher and fridge, power points. Door to:

**Conservatory**

2.54m x 5.78m (8' 4" x 19' 0") Upvc construction with ceramic tiled flooring, double doors opening onto the garden.

**Bedroom**

3m x 3.89m (9' 10" x 12' 9") with double glazed window to front, radiator, power points.

**Inner Hall**

with useful Storage Cupboard, door to:

**Shower Room**

with corner shower cubicle, shower boarding, Mira electric shower, low flush w.c., pedestal wash basin, ladder style radiator.

**First Floor**

**Landing**

with access to roof space, doors to:

**Bedroom**

3.30m x 4.95m (10' 10" x 16' 3") with Dormer window to front, fitted wardrobes with sliding mirrored doors, eaves storage, radiator, power points.

**Bedroom**

3.77m x 3.68m (12' 4" x 12' 1") with window to side, radiator, power points, fitted wardrobe.

**Cloakroom**

with window, pedestal wash basin, bidet, low flush w.c. radiator.

**Outside**

**Approach**

The property is approached from the front via a shared driveway and partially hard landscaped front garden with ornamental shrubs. To the side of the property is a

tarmacadm area proving more parking and leads to:

**Garage**

2.39m x 5.69m (7' 10" x 18' 8") with up and over door, power and light connected.

**Garden**

A wrought iron side gate gives access to the garden which is on three levels having steps leading down, together with gravelled areas, ornamental shrubs, fruit trees and rockery area. There is a large patio area leading directly from the Conservatory, to the side of the property is a useful Timber Shed and aluminium Greenhouse.

To the rear of the garage is the covered Oil Tank with storage area below.



**At a glance...**

- Lounge  
3.71m x 4.74m (12'2 x 15'7)
- Dining Room  
3.76m x 2.90m (12'4 x 9'6)
- Kitchen  
3.26m x 3.07m (10'8 x 10'1)
- Conservatory  
2.54m x 5.78m (8'4 x 19')
- Bedroom  
3m x 3.89m (9'10 x 12'09)
- Bedroom  
3.30m x 4.95m (10'10 x 16'3)
- Bedroom  
3.77m x 3.68m (12'4 x 12'1)

**And there's more...**

- Traditional Dorner Style Property.
- Semi-Detached.
- Three Double Bedrooms.
- Garden.
- Garage and Off Road Parking.
- No Onward Chain.

**Like the property?**  
Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.