



GENERAL INFORMATION

Tenure

Freehold

Services

All Mains Services Connected

Outgoings

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

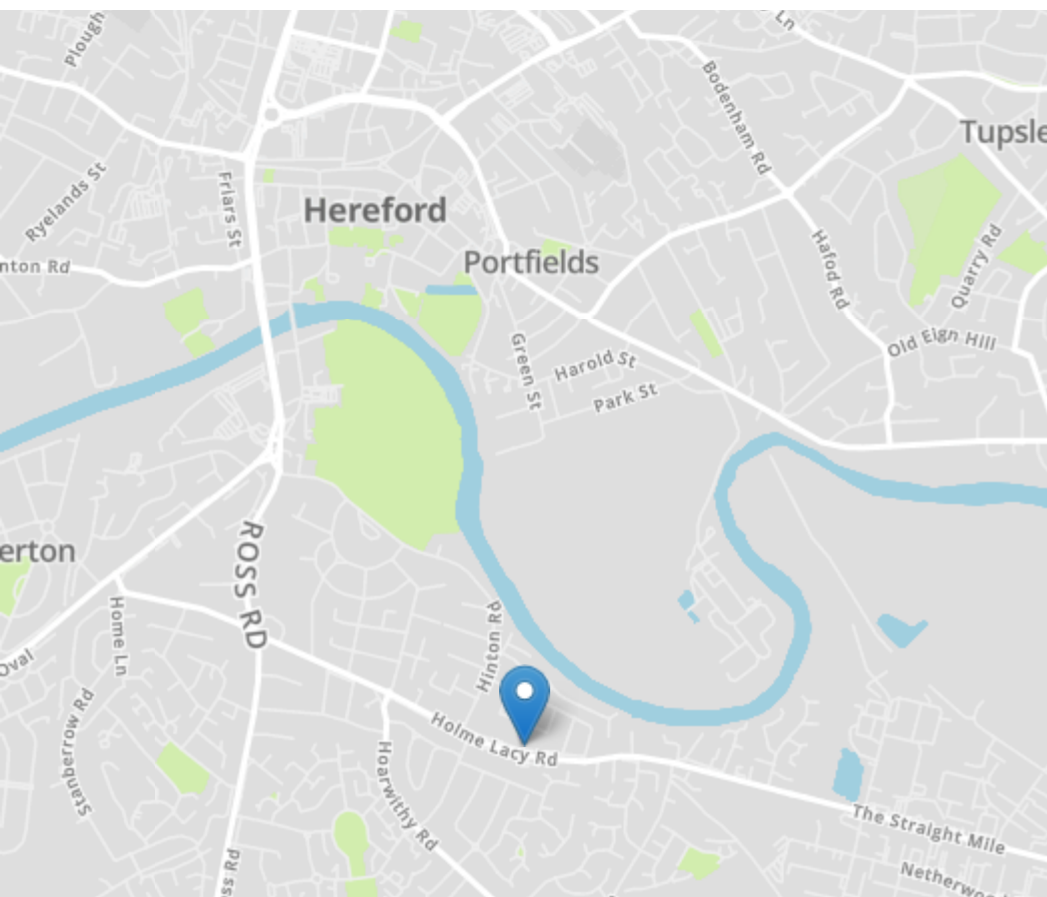
129 Holme Lacy Road
Hereford HR2 6DG

£260,000



DIRECTIONS

From Hereford City proceed south on A49 towards Ross Road, at the traffic lights turn left onto Holme Lacy Road, proceeding straight at the roundabout taking the second exit staying on Holme Lacy Road, take the next left onto Hinton Road and immediately turn right onto the slip road just off Holme Lacy Road, the property can be found on the left hand side. For those whose use "What3words" //crest.stole.lawn



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

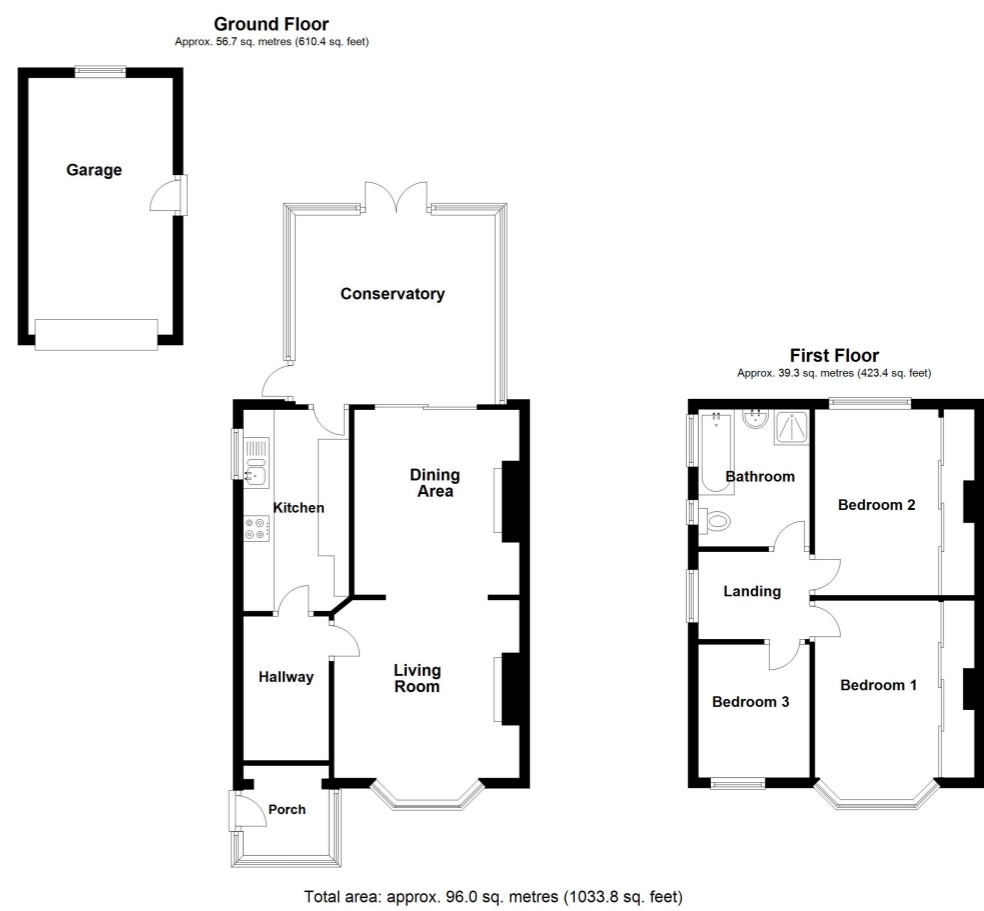
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• Three Bedroom Semi Detached • Large Conservatory • Popular area of the City • Well Maintained • no onward chain

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Situated in a popular residential location, this extended three bedroom semi-detached family home which offers large rooms throughout. This wonderful home offers off road parking to the front of the home and a beautiful garden to the rear.

Briefly comprising: off road parking, garage, entrance hall, lounge, dining room, kitchen, third reception room, first floor landing, three bedrooms, family bathroom and a beautiful garden to the rear.

Entrance Porch

1.8m x 1.7m (5' 11" x 5' 7")
Double glazed windows and door to the side elevation, laminate flooring, further access via door to:

Entrance Hall

Double glazed door from entrance porch into entrance hall, double glazed windows through to porch and obscured integral glass to the door, central heating radiator, telephone point and ceiling light point as well as under stair storage.

Lounge

3.9m x 3.7m (12' 10" x 12' 2")
Gas fire, central heating radiator, carpet flooring, two wall lights and ceiling light point, TV Point and continuing through large arch way opening to:

Dining Room

3.24m x 3.63m (10' 8" x 11' 11")
Electric Feature Fireplace, carpet flooring, two wall lights and ceiling light point, Double glazed patio sliding doors leading through to large conservatory.

Kitchen

4m x 2.02m (13' 1" x 6' 8")
Galley style kitchen, double glazed window to the side elevation overlooking driveway, central heating combination boiler, sink/drainage with 1 & 1/2 Bowl with mixer tap, integrated oven, hotpoint 4 ring gas hob and cooker hood over, wall/base units with roll top work surfaces over, feature lighting under wall units, tiled floors and walls, double glazed door also opening through to the large conservatory.

Large Conservatory

4m x 4.4m (13' 1" x 14' 5")
Tiled Flooring, Central heating radiator, power sockets, ceiling light with fan, french doors opening onto patio entertaining area and additional access via single door to the side walkway.

Landing

Carpeted stairs with hand rail / banister, side elevation window, loft access and ceiling light point.

Bedroom One

4m x 2.4m (13' 1" x 7' 10")
Double glazed bay window to the front elevation, large fitted & mirrored sliding door wardrobes, carpet flooring, two wall lights and central heating radiator.

Bedroom Two

3.8m x 2.4m (12' 6" x 7' 10")
Double glazed window to the rear elevation, large fitted & mirrored sliding door wardrobes, carpet flooring, two wall lights and central heating radiator and TV/TEL points

Bedroom Three

2.6m x 2.2m (8' 6" x 7' 3")
Double Glazed window to the front elevation, carpet flooring, fitted wardrobe over small stair bulk head, ceiling light point and central heating radiator.

Bathroom

Two double glazed windows to the side elevation, fitted corner shower cubicle with two shower heads, bath with hot/cold taps over, wash hand basin with hot/cold taps over, central heating radiator, low flush w/c, fitted vanity/wall cabinet with integral mirror & LED lighting as well as ceiling light point.

OUTSIDE

Gated entrance onto concrete driveway, parking for 3+ vehicles leading to single garage, there is a small low maintenance front garden, under cover car port area, gated access to the side/rear pathway leading to the rear garden. The rear garden is laid to lawn, surrounded by shrubbery, flower beds and multiple entertaining areas. There is an additional access to the garage as well as access to the large conservatory. The boundaries are mostly secured by fencing.



At a glance...

- Lounge 3.9m x 3.7m (12' 10" x 12' 2")
- Dining Room 3.24m x 3.63m (10' 8" x 11' 11")
- Kitchen 4m x 2.02m (13' 1" x 6' 8")
- Large Conservatory 4m x 4.4m (13' 1" x 14' 5")
- Bedroom One 4m x 2.4m (13' 1" x 7' 10")
- Bedroom Two 3.8m x 2.4m (12' 6" x 7' 10")
- Bedroom Three 2.6m x 2.2m (8' 6" x 7' 3")

And there's more...

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.