



129 Hinton Road
Hereford HR2 6BN

£120,000



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

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.

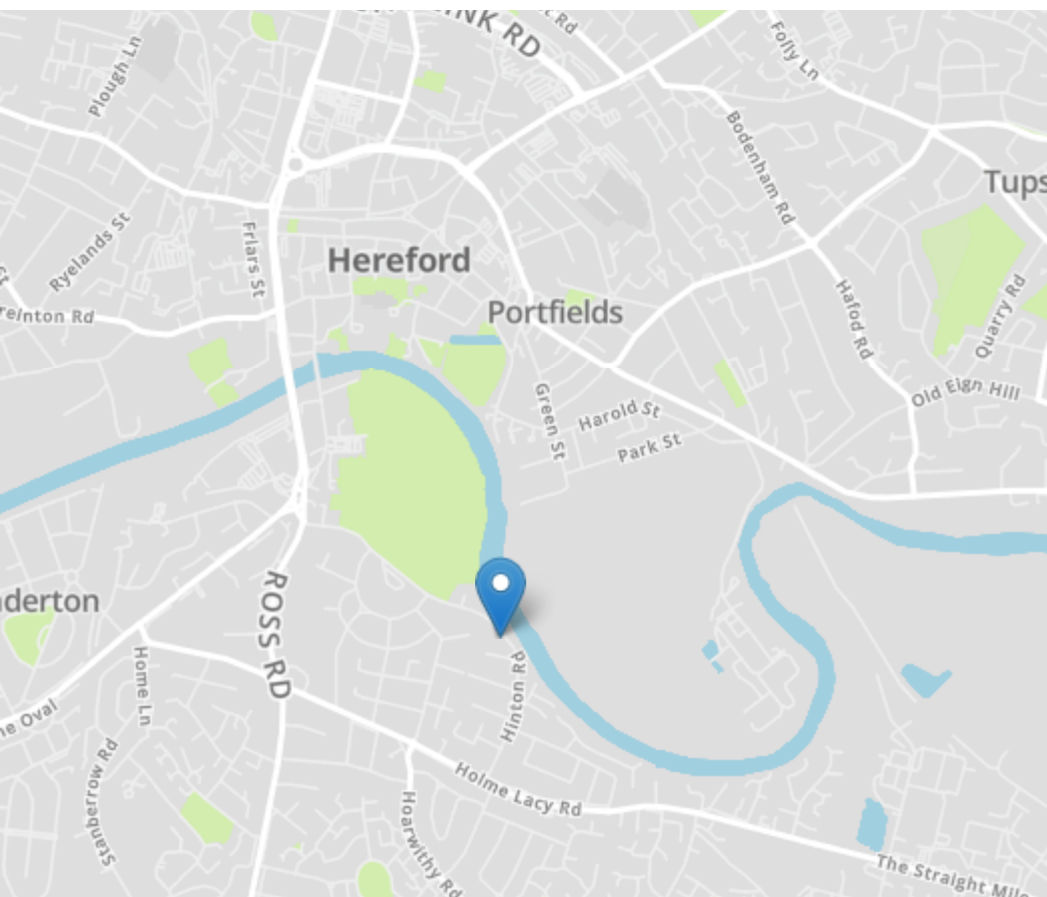
Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City proceed south onto A49, using the left 2 lanes to turn slightly left onto A49 Ross Road, turn left onto Hinton Road, at the roundabout continue straight to stay on Hinton and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' //easy.cases.goats



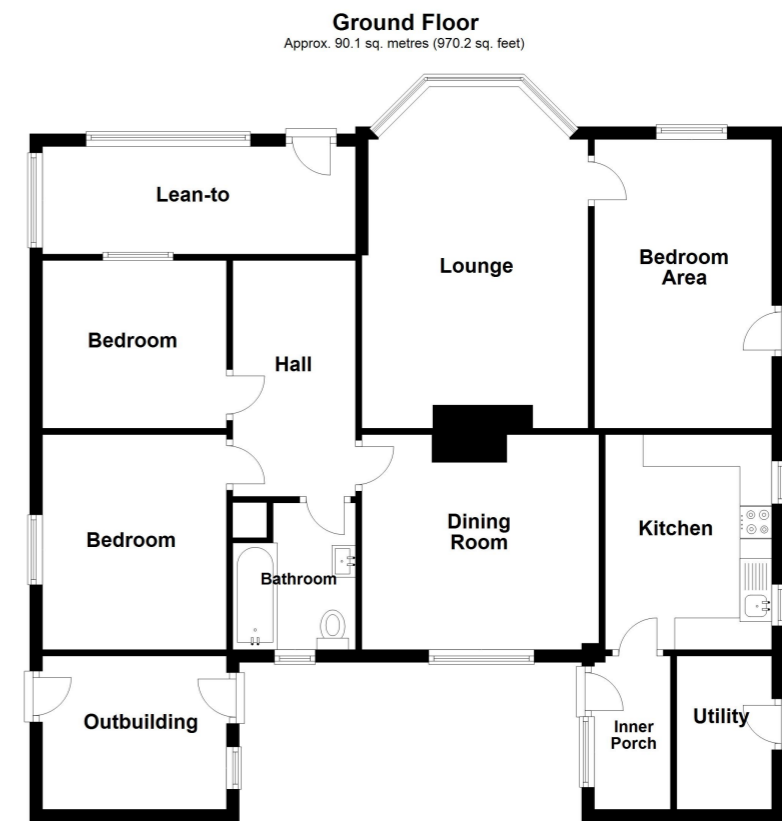
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.

- Detached 3 bedroomed bungalow • Large plot • Spacious accommodation • Opportunity to make your own mark • Detached garage with parking

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 90.1 sq. metres (970.2 sq. feet)
129 Hinton Road, HEREFORD

OVERVIEW

This 3 bedroom detached bungalow is located within walking distance of Hereford City centre, which benefits from a large plot, detached garage, lounge, kitchen, dining room, utility area, bathroom and offers the opportunity for a buyer to renovate and make their own mark. Situated within walking distance from Hereford City centre and within a short distance of nearby amenities close by including supermarkets, public houses, schools and nearby beautiful walks along the river Wye.

In more detail the property comprises of:
uPVC double glazed front door leads to:

Entrance Hall

Having double glazed window to side, radiator, power points and laminate flooring.
Opening through to:

Utility Area

1.5m x 2.4m (4' 11" x 7' 10")
Having wall mounted Glow Worm gas fired central heating boiler, power points, space and plumbing for washing machine, wall mounted consumer unit and uPVC double glazed door to side.
Door from the entrance hall leads to:

Kitchen

3.6m x 2.9m (11' 10" x 9' 6")
Having a range of base units with a laminate working surface over and tiled surround, inset stainless steel bowl sink unit with drainer, space for cooker, 2 uPVC double glazed windows to side, coving power points, radiator and laminate flooring.
Opening leads to:

Dining Room

3.3m x 3.8m (10' 10" x 12' 6")
Having uPVC double glazed window to front, radiator, coving, power points and laminate flooring.
Door to:

Inner Hallway

Having telephone point, radiator, loft access hatch, central heating thermostat and laminate flooring.
Door leads to:

Bedroom 1

3.3m x 2.9m (10' 10" x 9' 6")
Having uPVC double glazed window to side, coving, radiator, power points and a wood effect laminate flooring.

Bedroom 2

2.6m x 2.9m (8' 6" x 9' 6")
Having window to rear, radiator, power points and a partly wood effect laminate flooring.
From the entrance hall a door leads to:

Bathroom

Having panelled bath with a tiled surround, low flush WC, pedestal wash hand basin, built in cupboard, radiator, uPVC double glazed window to front, coving and a laminate flooring.

Lounge

5.4m x 3.7m (17' 9" x 12' 2")
Having uPVC double glazed bay window to rear, fireplace, 2 alcoves with shelving providing storage, coving, radiator, TV point, power point and a wood effect laminate flooring.

Door leads to:

Second Reception/Bedroom 3

2.8m x 4.7m (9' 2" x 15' 5")
Having uPVC double glazed window to rear, coving, power points, radiator and uPVC double glazed door to side.

From the inner hallway a door leads to:

Garden Room

5.1m x 1.7m (16' 9" x 5' 7")
Having uPVC double glazed windows to rear, quarry tiled flooring, power points and door to the rear.

OUTSIDE

The property is accessed off the main road via a vehicle access and a pedestrian access to the front, where the front garden is all hard landscaped and a vehicle access leads down to a parking space. There is access to the front door and in turn also gives access to the front self contained storage area. The rear garden the property benefits from a large plot and really good sized gardens offering a purchasers the opportunity to put their own stamp. The garden wraps itself around the whole of the property and has the added benefit of a number of hardstanding areas, which in turn provides access to the garage. The rear garden is predominately laid to lawn and is enclosed with hedging and at the very rear of the property there is a gate which provides access onto the rear path.

Self Contained Storage Area

2.5m x 3.1m (8' 2" x 10' 2")
Having uPVC double glazed window to side, door to front garden area and also a door which leads to the

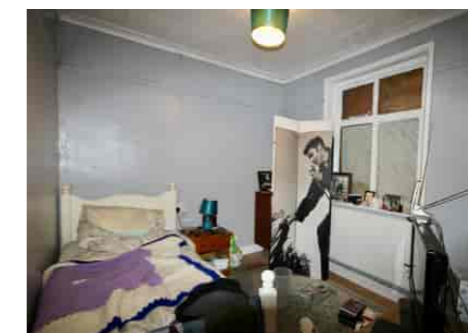
side garden.

Garage

2.4m x 5.1m (7' 10" x 16' 9")
Having up and over door and door to the side.

AGENTS NOTE:

We are lead to believe the property flooded in 2019 and potentially could be eligible for a flood defence grant but we would advise that any potential purchaser to carry out their own research prior to offering.



At a glance...

- Lounge 3.7m x 5.4m (17'9" x 12'2")
- Kitchen 3.6m x 2.9m (11'10" x 9'6")
- Dining Room 3.3m x 3.8m (10'10" x 12'6")
- Reception/Bedroom 3. 2.8m x 4.7m (9'2" x 15'5")
- Utility 1.5m 2.4m (4'11" x 7'10")
- Garden Room 5.1m x 1.7m (16'9" x 5'7")
- Bedroom 1. 3.3m x 2.9m (10'10" x 9'6")
- Bedroom 2. 2.6m x 2.9m (8'6" x 9'6")
- Storage Area 2.5m x 3.1m (8'2" x 10'2")
- Garage 5.1m 2.4m (7'10" 16'9")

And there's more...

- Gas fired central heating
- Close to Hereford City
- Close to local amenities

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.