



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'

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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

42 Wordsworth Road

Hereford HR4 0QB

£270,000



DIRECTIONS

From Hereford City proceed west onto Barton Road, which in turn leads onto Breinton Road and then onto Westfaling Road, at the roundabout take the first exit which is a no through road and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //audio.tolls.sailor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| | | 85 |
| | 49 | |
| England, Scotland & Wales | | |

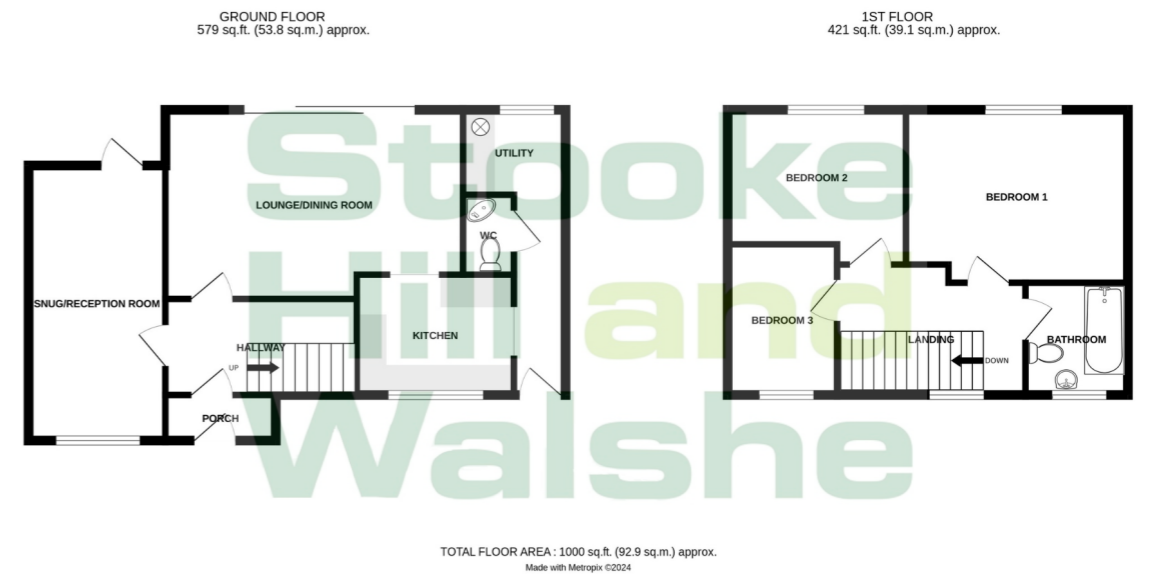
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



- Extended 3 bedroom end terrace property
- Downstairs cloakroom
- Utility area
- Southwest facing rear garden
- Beautiful views

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Located in an elevated position in the sought after area of Whitecross a traditionally built three bedroom end of terrace house offering two reception rooms, three bedrooms, enclosed garden and parking for several vehicles.

Situated in the sought after Whitecross area of Hereford city with local amenities to include shops, schools, butchers, Hereford Leisure Centre, golf course, public house, church and a regular bus service to and from Hereford city.

In more detail the property comprises:

Double glazed door to the front elevation leads to:

Entrance Porch

uPVC constructed entrance porch with windows to the side and front along with the double glazed door and laminate flooring.

Wooden single glazed door leads to:

Entrance Hall

Having glazed windows between the porch and hall, laminate tile flooring, ceiling light point, power points, under stairs storage area, and tower central heating radiator.

Lounge/Dining Room

3.5m x 5.5m (11' 6" x 18' 1")

Having laminate tiled flooring continued through from the entrance hall, radiator, ceiling light point and two wall light points, and double glazed sliding patio door opening onto the rear garden.

Archway opening through to:

Kitchen

2.25m x 2.9m (7' 5" x 9' 6")

Having a fitted kitchen comprising soft close wall and base unit, 1.5 bowl sink with drainer with mixer tap over, working surfaces, double glazed window to the front elevation, space for fridge/freezer, Beko integrated electric oven, Hisense electric hob with cooker hood over, feature lighting under the wall units, spot lights, and tiled flooring.

Opening through to:

Utility Area

5.8m x 1.7m (19' 0" x 5' 7")

Having tiled floor, two ceiling light points, radiator, double glazed obscure glass door to front elevation, double glazed window to the rear elevation, consumer unit, electric meters, Worcester combi central heating boiler, roll top working surfaces, plumbing and space for washing machine, dishwasher and tumble dryer.

Door to:

Downstairs Cloakroom

Having tiled floor, vanity wash hand basin, tiling over and mixer tap, ceiling light point, extractor fan, and low level WC.

From the entrance hall door leads to:

Snug/Reception Room

2.5m x 5.1m (8' 2" x 16' 9") This was formally the garage which has been converted.

Having laminate flooring, ceiling light point, radiator, electric feature fire place, double glazed window to the

front elevation, double glazed door to the rear elevation onto the rear garden.

From the entrance hall carpeted stairs lead to:

FIRST FLOOR

Landing

Having loft access, carpet flooring, double glazed window to front elevation with views over the countryside.

Bedroom 1

4.1m x 3.5m (13' 5" x 11' 6")

Having TV and telephone point, radiator, ceiling light point, carpet flooring and double glazed window to the rear elevation with countryside views.

Bedroom 2

3.0m x 3.0m (9' 10" x 9' 10")

Having ceiling light point, carpet flooring, TV and telephone point, radiator, and double glazed window to rear elevation.

Bedroom 3

2.0m x 3.0m (6' 7" x 9' 10") with small stair bulk head.

Having radiator, carpet flooring, ceiling light point, and double glazed window to the front elevation.

Bathroom

Having low level WC, wash hand basin with mixer tap over, bath, mixer tap over with mains shower above, and sliding glass screen, extractor fan, chrome towel radiator, laminate flooring, tiled walls, ceiling light point and double glazed window to the front elevation with

obscured glass.

OUTSIDE

The property is accessed over a recently paved driveway to the front elevation where there is ample parking for several vehicles, additionally, there is a raised flower bed and the boundary is brick walling and picket fencing. A side access leads around the property to the southwest facing rear garden where the boundary is fenced with shrubs interspersed, and immediately at the rear is a patio area, artificial grass, raised flower beds, trees and predominately low maintenance and having outside water tap and power. Steps lead up to a decking area and the gorgeous views across the countryside.



At a glance...

- Lounge/Dining Room 3.5m x 5.5m (11' 6" x 18' 1")
- Kitchen 2.25m x 2.9m (7' 5" x 9' 6")
- Utility Area 5.8m x 1.7m (19' 0" x 5' 7")
- Snug/Reception Room 2.5m x 5.1m (8' 2" x 16' 9")
- Bedroom 1. 4.1m x 3.5m (13' 5" x 11' 6")
- Bedroom 2. 3.0m x 3.0m (9' 10" x 9' 10")
- Bedroom 3. 2.0m x 3.0m (6' 7" x 9' 10")

And there's more...

- Popular residential area
- Close to local amenities
- Perfectly position for beautiful views
- Southwest rear garden

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.