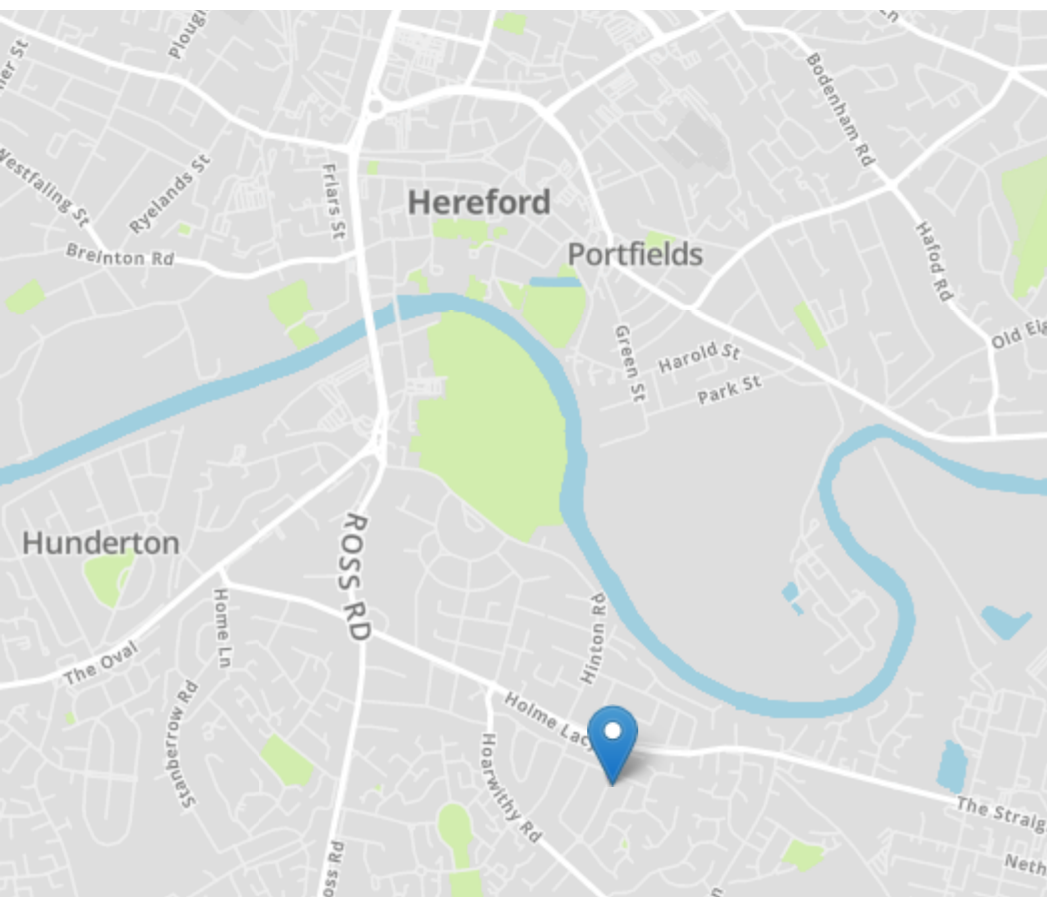




DIRECTIONS

From Hereford City proceed south onto A49 towards Ross Road, turn left at the traffic lights onto Hinton Road, at the roundabout go straight over, turn left onto Holme Lacy Road, turn right onto Winston Road, turn left onto Manor Road, turn right onto Aconbury Ave and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //varieties.path.beats



GENERAL INFORMATION

Tenure

Freehold. See Agents note:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(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.

58 Aconbury Avenue
Hereford HR2 6HR

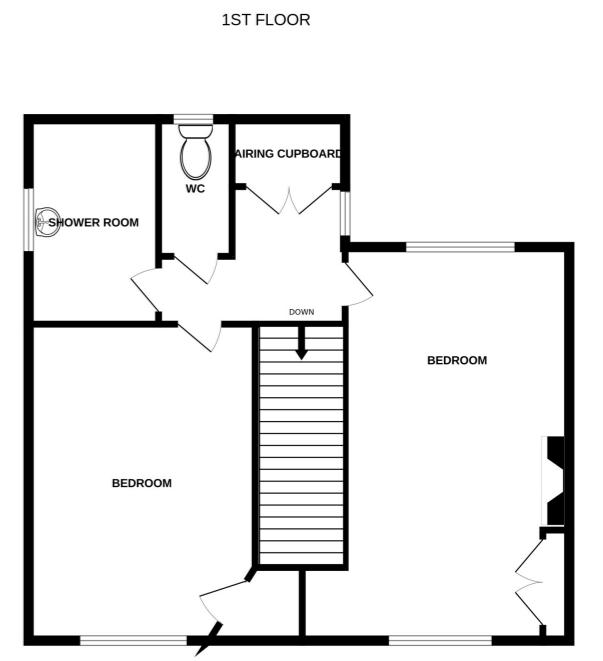
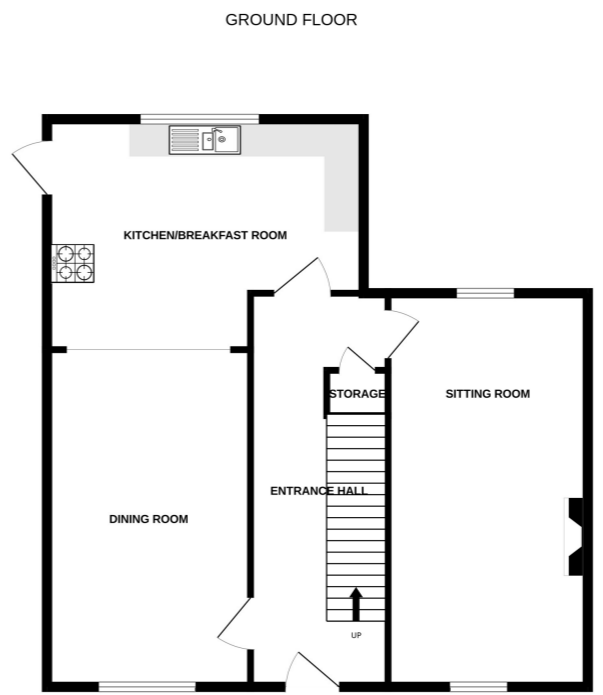
£180,000



• No onward chain • Opportunity to make your own mark • 2 bed semi detached property • Garden and off road parking.

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

This two bedroom semi detached property offers an incoming purchaser the opportunity to put their own mark on it and in brief comprises, entrance hall, lounge, dining room, kitchen, two bedrooms, separate WC, bathroom, gardens to front and rear and off road parking. NO ONWARD CHAIN
 Located approximately 1.5 miles south of Hereford City this semi-detached house has amenities nearby to include, primary and secondary schools, convenience stores, supermarkets, pharmacies, and a bus service to the City centre.

In more detail the property comprises:

Canopy Porch

Double glazed door leads to:

Entrance Hall

Having carpet flooring, two ceiling light points, single glazed window to the side elevation, storage heater, and under stairs storage cupboard.

Living Room

3.31m x 4.06m (10' 10" x 13' 4")
 Having carpet flooring, fireplace, storage heater, windows to front and rear elevation, and ceiling light point.

Dining Room

2.5m x 3.2m (8' 2" x 10' 6")
 Having carpet flooring, ceiling light point, double glazed window to the front elevation, storage heater, TV and telephone point. Opening through to:

Kitchen/Breakfast Room

2.58m x 4.32m (8' 6" x 14' 2")
 Having double glazed window to the rear elevation, kitchen is fitted with base units, working surfaces, power points, single drainer sink with drainer cold tap over, space for electric oven, lino flooring, partly tiled walls, and double glazed door to the side elevation onto the rear elevation.

FIRST FLOOR

Landing

A large landing area with a loft access, ceiling light point, double glazed window to side elevation and large airing cupboard with immersion heater, and shelving.
 Door to:

Bedroom 1

4.43m x 3.54m (14' 6" x 11' 7")
 Having fireplace, recess either side, built-in storage cupboards, storage heater, carpet flooring, ceiling light point, two double glazed widows, one to the front elevation and the other to the rear elevation overlooking the garden.

Bedroom 2

3.34m x 3.27m (10' 11" x 10' 9")
 Having double glazed window to the front elevation, storage heater, carpet flooring, ceiling light point, and corner wardrobe with shelving.

Separate WC

Having a low level WC, ceiling light point, fully tiled walls, concrete flooring, and double glazed window with obscured glass to rear elevation.

Bathroom/Wet Room

Being fully tiled on the walls, lino flooring, double glazed obscured glass to side elevation, ceiling light point, extractor fan, electric shower unit, shower screen/curtain, and wall heater.

OUTSIDE

The property is approached to the front aspect onto a concrete driveway with a brick wall boundary, and at the side there are multiple shrubs, flower beds, bushes and ornate hedging and a lawn section. A side passage leads to the rear garden and from here there is a concrete path leading to a storage shed, a patio area, and then mostly laid to lawn, an additional storage shed and again there is multiple trees and shrubbery dispersed and a brick wall surrounds the perimeter and boundary line.



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.

At a glance...

- Living room 3.31m x 4.06m (10' 10" x 13' 4")
- Dining room 2.5m x 3.2m (8' 2" x 10' 6")
- Kitchen/breakfast room 2.58m x 4.32m (8' 6" x 14' 2")
- Bedroom 1. 4.43m x 3.54m (14' 6" x 11' 7")
- Bedroom 2. 3.34m x 3.27m (10' 11" x 10' 9")

And there's more...

- Walking distance to local amenities
- Popular residential area
- Close to local walks