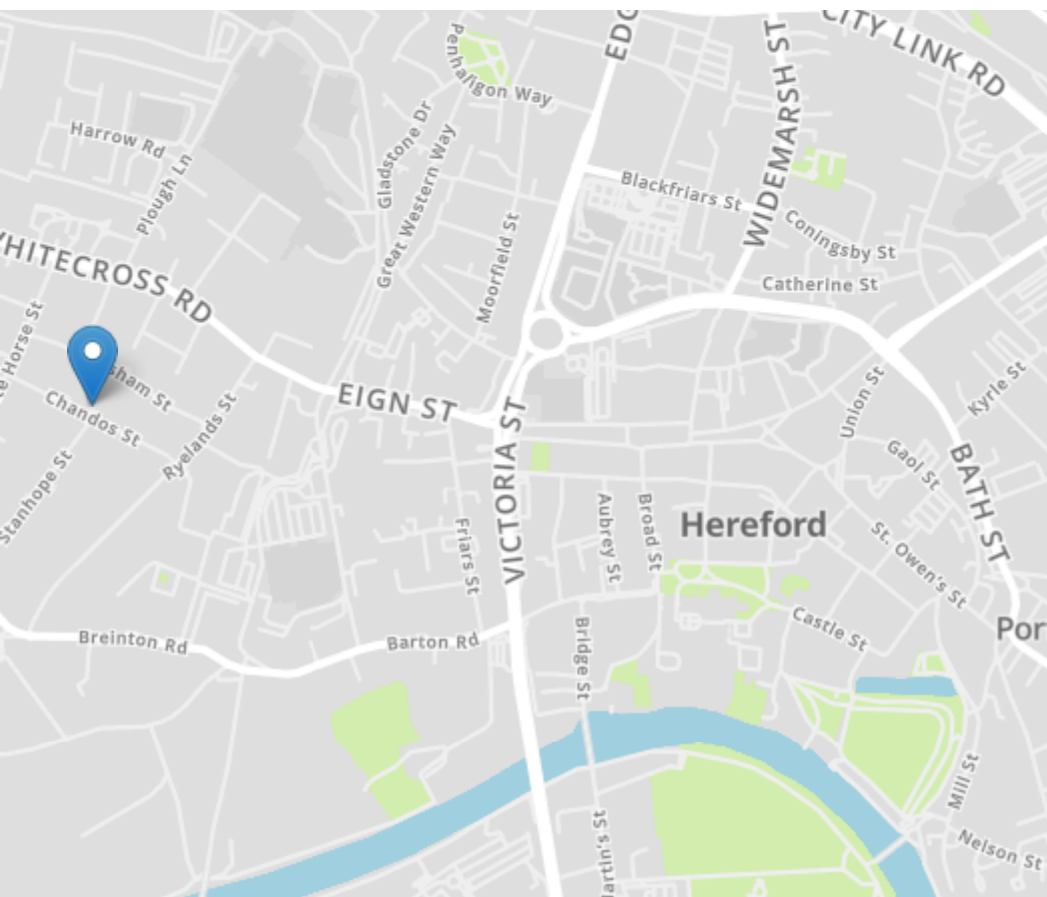




DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, turn left onto Ryelands Street, at the roundabout turn right onto Chandos Street and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' //puppy.globe.grows



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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

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.

4 Chandos Street
Hereford HR4 0EX

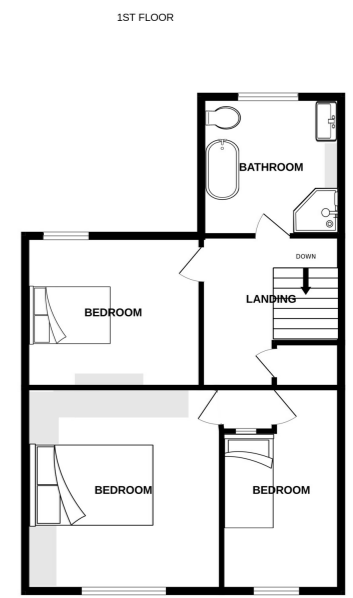
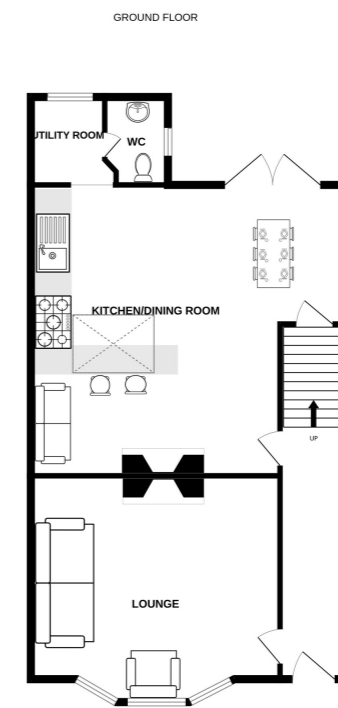
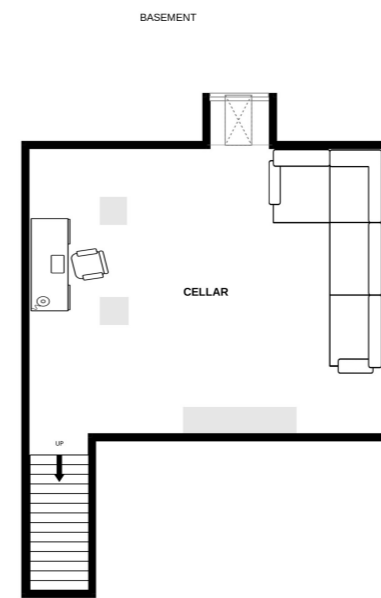
£280,000



• Converted cellar • Utility • Downstairs cloakroom

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

This delightful period property is set just off Whitecross Road and offers spacious character accommodation over two floors plus the added benefit of a converted cellar, to include; large reception/dining area, kitchen/dining room, utility, cellar, downstairs WC, 3 bedrooms (one just off bedroom one), good size bathroom, and enjoyable rear garden. Situated in this popular residential area west of Hereford City with an array of local amenities to include; one stop shop, supermarkets, church, schooling and a regular bus service to the city itself. In more detail the property comprises:
Double glazed front door leads to:

Entrance Hall

Having exposed wooden floor boards and tall ceilings with two ceiling points.
Opening through to:

Lounge

3.32m x 4.0m (10' 11" x 13' 1")
Having double glazed bay window to the front elevation, fireplace with gas fire and back boiler, TV point, telephone point, recessed shelving units, exposed wooden floorboards and ceiling light point.

Reception Room Two/Dining Area

3.32m x 3.35m (10' 11" x 11' 0")
Having radiator, exposed wooden floorboards, part tiling around the chimney breast for a potential fireplace and ceiling light point.
Opening through to:

Open Plan Kitchen/Dining Area

4.2m x 2.9m (13' 9" x 9' 6")
Having Lino tile flooring, radiator, chimney breast, double glazed french doors to the rear elevation, spot lights, sky light.,
Kitchen Area:
Having wooden working surfaces, soft close doors and drawers to the wall and base units, space for and point for a gas oven, single bowl stainless steel sink with drainer, mixer tap over and spot lights.
Dining Area:
Having ceiling light point.
Opening through to:

Utility

1.48m x 2.0m (4' 10" x 6' 7")
Having soft close doors to the base units with wooden working surface over, built-in shelving, space and plumbing for washing machine/washer dryer, double glazed window to rear elevation, spot lights above and continued lino flooring from the kitchen.
Door to:

Downstairs WC

Having continued lino flooring, double glazed window to the side elevation, radiator, low level WC, wash hand basin, mixer tap and fitted wall mirror.

Off the kitchen/dining room a door leads to:

Wooden Staircase

Having feature lighting leads to:

Converted Cellar

4.2m x 3.22m (13' 9" x 10' 7")

This has been converted to the correct regulations by the current vendors and currently being used as a study/bedroom/cinema room.
Having Velux window, to the front elevation with steps leading up as a fire escape, two feature brick pillars, carpet flooring and a selection of wall lights.

Staircase from the entrance hall leads to:

FIRST FLOOR

Landing

Having carpet flooring, ceiling light point, loft access with ladder, airing cupboard with immersion heater, and storage cupboard.
Door leads to:

Bedroom 1

2.57m x 3.4m (8' 5" x 11' 2")
Having ceiling light point, carpet flooring, double glazed windows to the front elevation, large fitted feature storage surrounding the bed and radiator.

Bedroom 2

3.4m x 2.6m (11' 2" x 8' 6")
Having double glazed window to the rear elevation, carpet flooring, radiator and ceiling light point.

Off bedroom one, door leads to:

Inner Bedroom 3

2.8m x 1.8m (9' 2" x 5' 11")
Having double glazed window to the front elevation, radiator, carpet flooring, ceiling light and internal/integral window overlooking the landing.

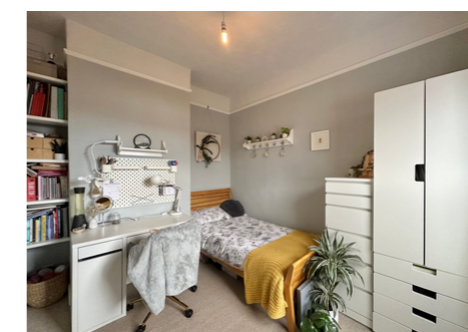
Family Bathroom

2.3m x 3.6m (7' 7" x 11' 10")
This is of good size, having lino flooring, large shower cubicle with electric shower, large bath, mixer tap with additional shower head, low level WC, large wash hand basin, wall mounted vanity space with mirror, shaver point, radiator, ceiling light points, extractor fan and a double glazed part obscured glass window to the rear elevation.

From the kitchen/dining room, french doors lead to

OUTSIDE

The rear garden has a lean-to timber shelter with corrugated roof, timber storage units, and the rear garden is bounded by fencing. There is a patio area and small decking steps lead up to lawned area and beyond here there is a further entertaining area with fitted benches, ideal for a BBQ setting and surrounding this are shrubbery, multiple fruit trees, flower borders either side, of the lawn and a pergola.



At a glance...

- Lounge 3.22m x 4.0m (10'11" x 13'11")
- Reception/Dining Area 3.32m x 3.35m (10'11" x 11')
- Utility 1.48m x 2.0m (4'10" x 6'7")
- Kitchen/Dining room 4.2m x 2.9m (13'9" x 9'6")
- Cellar 4.2m x 3.22m (13'9" x 10'7")
- Bedroom 1. 2.57m x 3.4m (8'5" x 11'2")
- Bedroom 2. 3.4m x 2.6m (11'2" x 8'6")
- Bedroom 3. 2.8m x 1.8m (9'2" x 5'11")
- Bathroom 2.3m x 3.6m 7'7" x 11'10")

And there's more...

- Close to local amenities
- Popular residential area
- Walking distance to Hereford City

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.