



## DIRECTIONS

Proceed east onto A438 Ledbury Road, just after the fire station, turn left onto Turner Street, take the first exit off the roundabout onto Central Avenue and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use "What3word" ///will.cute.bump



## 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

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	56	75
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Bronllyn, Central Avenue  
Hereford HR1 2JU

£275,000



- Extended 3 bed roomed house • Off road parking • Double glazing & central heating • Modernised Throughout • Three Double Bedrooms. • Re-Wired in 2006

Hereford 01432 343477

Ledbury 01531 631177





## OVERVIEW

This extended three bedroom property offers ideal accommodation for those who require ground floor facilities to include two first floor bedrooms and bathroom, ground floor bedroom three/study, utility/cloak room, kitchen, lounge, garden and off road parking This property is conveniently situated east of Hereford City centre and is within walking distance to an array of city amenities and has the added benefit of being close to the train station, Hereford Hospital and daily bus service for those who require it  
In more detail the property comprises:  
Front door leads to:

### Entrance Hall

With wooden flooring, ceiling light point and central heating radiator.  
Door to:

### Lounge

3.5m x 4.18m (11' 6" x 13' 9")  
Having exposed wooden floor boards, large double glazed bay window to front elevation, fireplace, central heating radiator and ceiling light point.

### Kitchen

2.52m x 3.62m (8' 3" x 11' 11")  
With recently laid LVT flooring, double glazed window to the rear elevation, kitchen fitted wall and base units, roll top working surfaces, Franke 1.5 bowl sink, drainer, mixer tap, 4 ring gas hob, Bosch chest level electric oven, telephone point, usb power sockets, spot lights, space and plumbing for dishwasher, central heating radiator, large pantry space, with working surfaces and storage beneath, ceiling light point and internal single glazed window through to inner hall. Under stairs storage cupboard, carpet flooring, ceiling light point, power and storage.

### Inner Hallway

Having storage space, continues LVT flooring, spot lights, radiator, storage space/airing cupboard with radiator and double glazed window to side elevation. Sliding door to:

### Utility/Cloak Room

This room has previously been used as a shower room so there's plumbing in place.  
Velux sky light, low level WC, wash hand basin radiator, ceiling light point, extractor fan, electric shower unit and lino floor.  
From the inner hall opening leads to:

### Study/Bedroom 3

3.34m x 2.60m (10' 11" x 8' 6")  
With fitted wardrobe space, laminate tiled flooring, double glazed patio doors to the side elevation, double glazed window to the rear elevation and spot lights.

Stairs from the entrance hall lead to:

## FIRST FLOOR

### Landing

With carpet flooring, ceiling light point and loft access above with drop down ladder.

### Bedroom 1

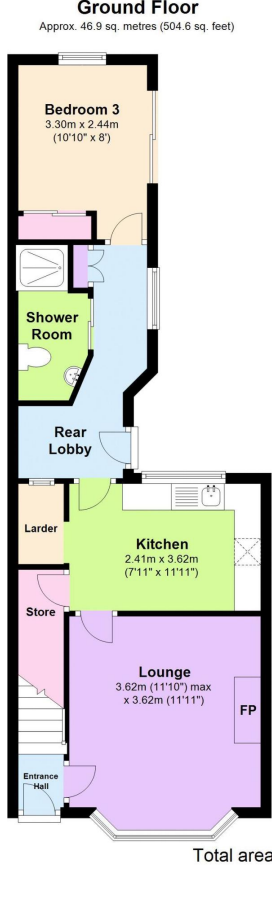
3.63m x 3.47m (11' 11" x 11' 5")  
Recently decorated, carpet flooring, central heating radiator, double glazed window to front elevation, TV point, telephone point, brick wall feature with feature fireplace, ceiling light point and walk-in wardrobe area.

### Bedroom 2

2.58m x 2.69m (8' 6" x 8' 10")  
Recently decorated, carpet flooring, ceiling light point, double glazed window to south facing rear elevation and central heating radiator.

### Bathroom

With tiled floor, spot lights, double glazed obscure glass window to the rear elevation, central heating towel radiator, Basewater London W2 toilet, wash hand basin, hot and cold tap over, bath with mixer tap and hand shower, fitted shower over the bath, tiled walls, two wall mounted vanity units and spot lights.



## OUTSIDE

To the front of the property, there is a drop curb access onto a concrete driveway for couple of vehicles, brick walling surrounds the front garden area, lawn, trees and shrubbery area, and from here there is a side access to the rear garden where there is also two access' from the rear extension out onto a rear patio area and beyond here there is a flower bed with trees and shrubbery, a lean-to storage shed, small lawned area and the rear garden faces south, southwest.

### AGENTS NOTE:

The property was re-wired in 2006 and re-plastered in 2021 throughout. In 1996 the extension was built creating the utility/cloakroom, study/bedroom 3.

The current EPC was still valid but some updates have been carried out to improve the rating.



## 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...

- ✔ Lounge 3.5m x 4.18m (11'6" x 13'9")
- ✔ Kitchen 2.52m x 3.62 (8'3" x 11'11")
- ✔ Study/Bedroom 3. 3.34m x 2.60m (10'11" x 8'6")
- ✔ Bedroom 1. 3.63m x 3.47m (11'11' x 11'5")
- ✔ Bedroom 2. 2.58m x 2.69m (8'6" x 8'10")

## And there's more...

- ✔ Popular residential area
- ✔ Close to City centre
- ✔ Close to amenities
- ✔ Off Road Parking
- ✔ Modernised Throughout