



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax 'A'

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

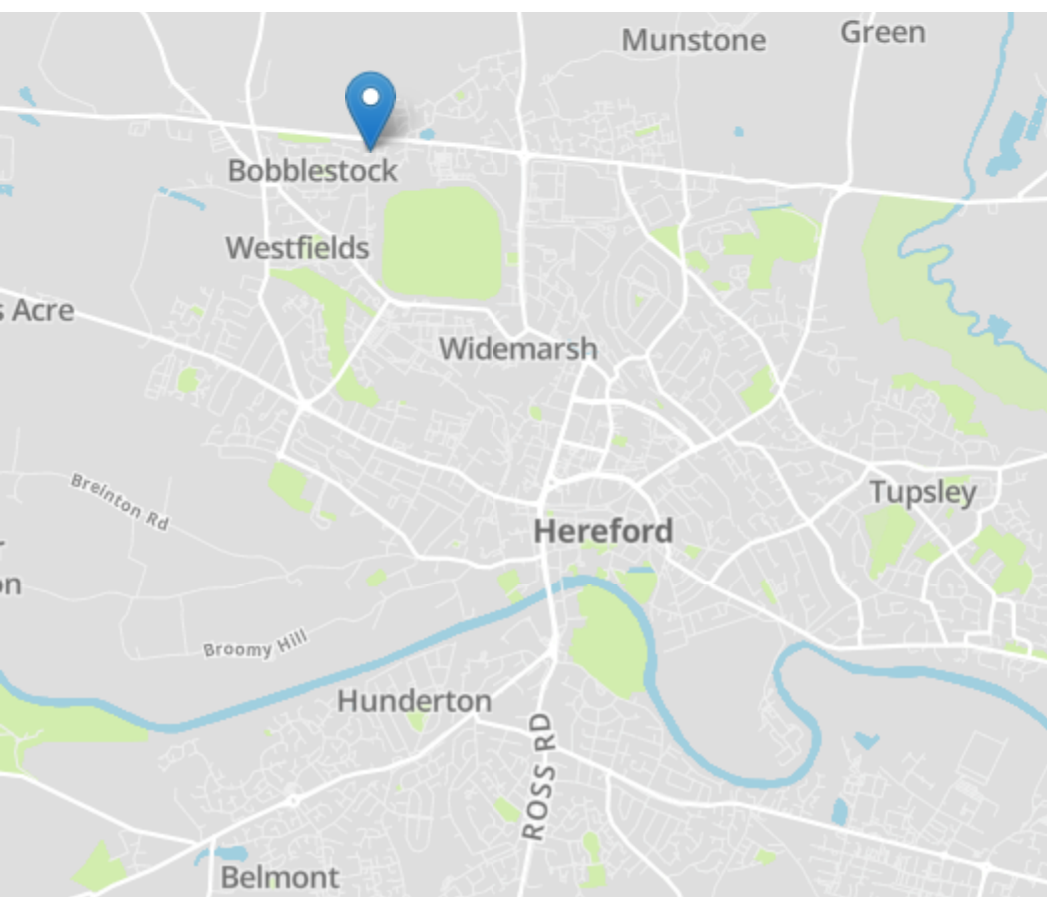
20 Thirsk Avenue
Hereford HR4 9UE

£170,000



DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elm Road, at the traffic lights turn right onto A4103 Roman Road, turn right onto Kempton Avenue, right onto Thirsk Avenue and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use "What3words" //tummy.broke.toxic



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

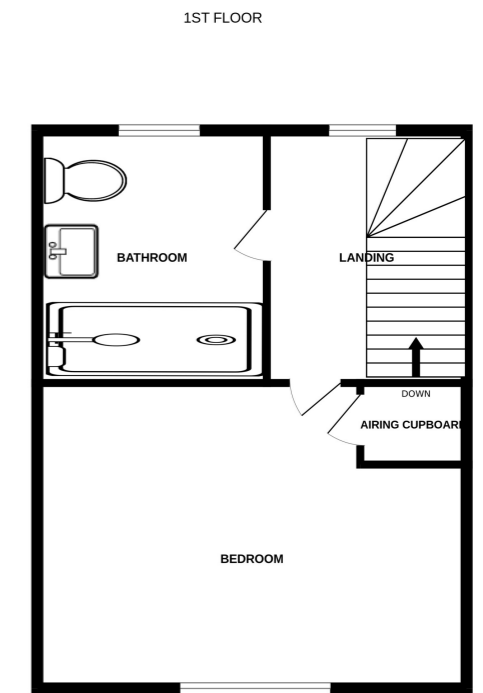
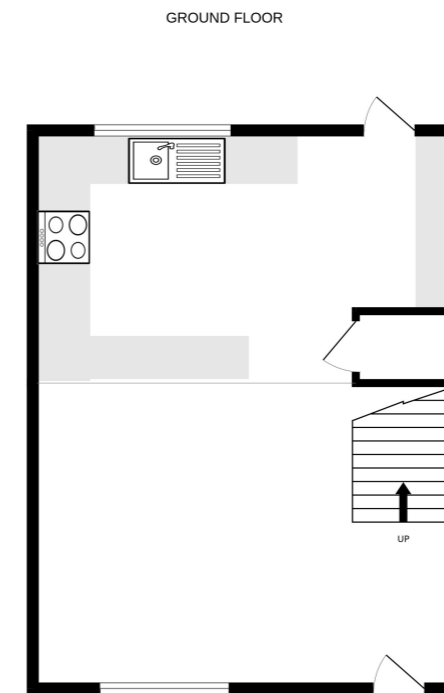
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• One bedroom terraced house • Upgraded kitchens and shower room • Low maintenance garden

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

A modern one bedroom terraced property comprising, open plan kitchen/lounge, one bedroom, shower room, and garden. There is a communal parking area where there is one allocated parking space. Ideal for a first time buyer or investor purchaser.

Situated west in the popular residential area of Bobblestock on the periphery of Hereford having an array of amenities near-by including schools, one stop shop, supermarket, doctors surgery public house and a regular bus service to the city

In more detail the property comprises:
Double glazed door at the front elevation leads to:

Open Plan Kitchen/Lounge

3.4m x 6.3m (11' 2" x 20' 8")

Lounge Area:

Having carpet flooring, telephone point, TV point, power points, ceiling light point, wall mounted electric thermostat controlled radiator, double glazed window to the front elevation.

Kitchen Area:

Being recently re-fitted kitchen comprising soft close door and drawers wall and base units, integrated Bosch electric fan assisted oven, Beko electric hob, Cooke and Lewis cooker hood over, single bowl sink with mixer tap, working surfaces, ceiling light point, lino, double glazed window to the rear elevation, and double glazed door to the rear elevation. Door to:

Under Stairs Storage/Utility Area

At the sides of the storage area is a utility area with space and plumbing for washing machine, roll top working surface, and power points over.

From the lounge carpeted stairs lead to:

FIRST FLOOR

Landing

With ceiling light point, fitted carpet, and double glazed window to the rear elevation. Door to:

Bedroom 1

3.9m x 3.3m (12' 10" x 10' 10")

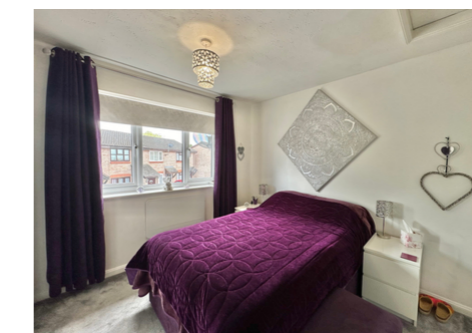
Having recently fitted carpet flooring, loft access, ceiling light point, double glazed window to the front elevation, electric wall mounted heater, power points, and TV point.

Shower Room

Being recently modernised comprising fully tiled walls, lino flooring, double glazed obscured glass window to the rear elevation, chrome towel/radiator, low level WC, vanity wash hand basin with mixer tap, wall mounted mirror with LED feature lighting, electric shower unit in a large shower cubicle with sliding glass door, spot lights and extractor fan.

OUTSIDE

The rear garden has a step down from the double glazed door from the kitchen and there is a patio entertaining area stretching down the side of garden all of which is under a veranda area, this in turn leads onto another patio area, and there is a concrete pad with a composite storage shed in the corner. A slate/stone area which is low maintenance with shrubbery dispersed around and in all the garden is fenced surrounding the boundary line. At the front of the property a stepping stoned path leads up to the front door and is slated for ease of low maintenance. To the side there is a communal parking area with one allocated space.



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...

- Open plan kitchen/lounge 3.4m x 6.3m (11' 2" x 20' 8")
- Bedroom 3.9m x 3.3m (12' 10" x 10' 10")

And there's more...

- Popular residential location
- Close to local amenities