



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

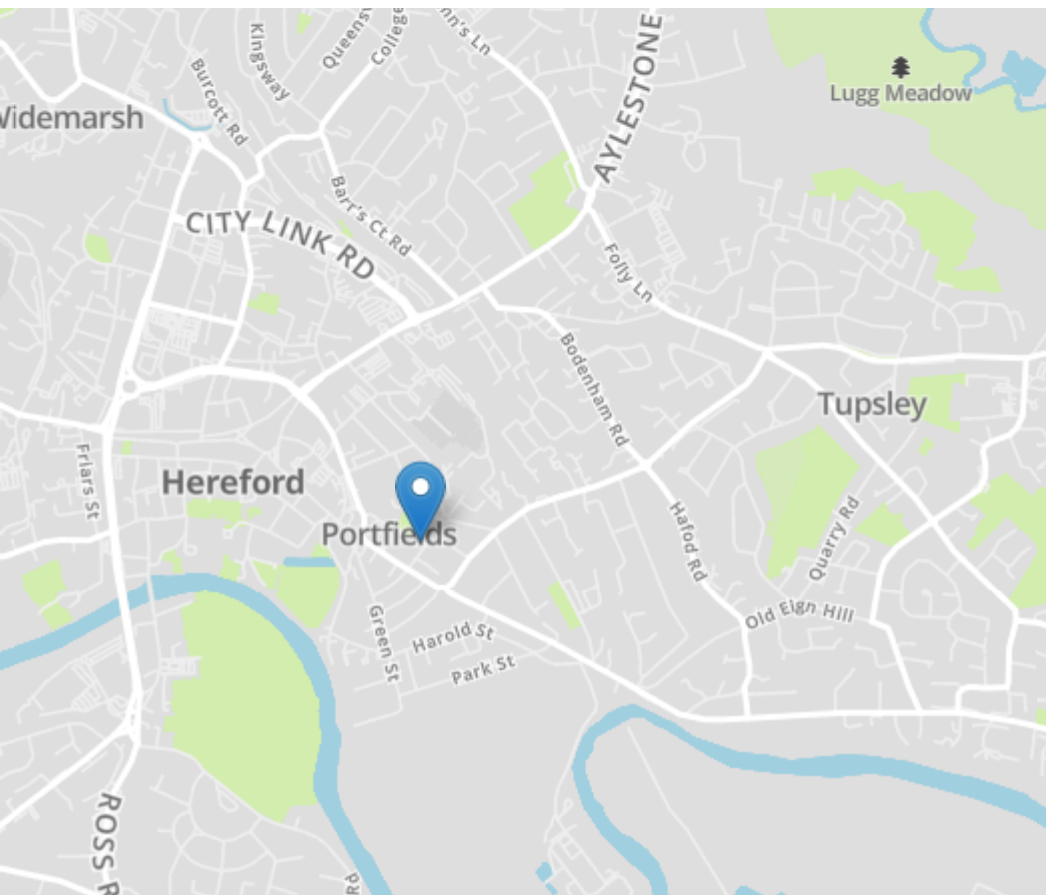
19 Turner Street
Hereford HR1 2JS

£265,000



DIRECTIONS

Proceed east onto A438 Ledbury Road, just after the fire station, turn left onto Turner 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' //lss.clear.liability



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(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.



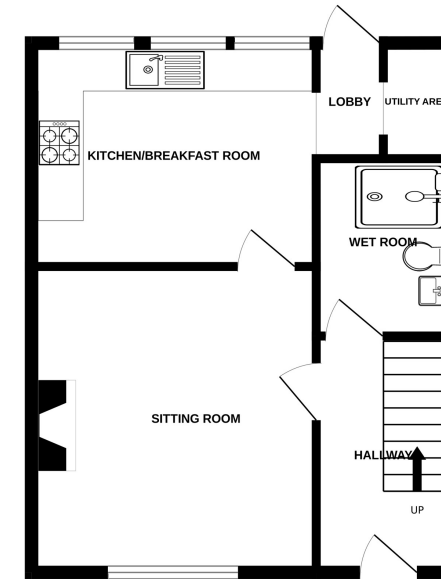
- Larger than average gardens
- Off road parking for 3 cars
- Downstairs wet room
- Gas central heating
- 3 bedroom end of terrace

Hereford 01432 343477

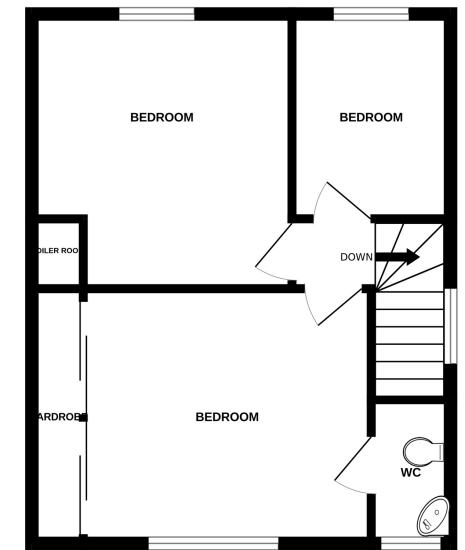
Ledbury 01531 631177



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.
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OVERVIEW

Conveniently situated this 3 bedroom end-terraced property offers ground floor wet room, living room, kitchen, three bedrooms, one having en-suite toilet, gas fired central heating, larger than average gardens 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:

Canopy Porch

Front door leads to:

Reception Hall

With wood effect flooring, radiator and under stairs storage.

Door leads to:

Ground Floor Shower/Wet Room

This room is a full wet room with vanity style wash hand basin with enclosed low flush Wc to the side, full shower boarding to walls, Mira electric shower, chrome ladder style radiator/towel rail.

Door leads to:

Living Room

4.10m x 3.77m (13' 5" x 12' 4")

Having fitted, electric fire with an attractive oak surround, wood effect flooring, panelled radiator and double glazed window to front.

Multi glazed door leads to:

Kitchen

3.97m x 3.12m (13' 0" x 10' 3")

Fitted with a modern range of high gloss cream units, comprising single drainer sink unit with cupboards and drawers below, adjacent laminated working surfaces with drawers and cupboards, space for cooker, space for fridge freezer, full range of eye level wall cupboards, tiled surround to working surfaces, wood effect flooring, power points and window with pleasant outlook to the rear garden.

Rear Entrance Lobby

With door giving direct access to outside.

Small Utility Area

With space and plumbing for washing machine, working surface over, radiator and fitted shelving.

Stairs from the reception hall lead to:

FIRST FLOOR

Landing

With access to roof space.

Bedroom 1

3.40m x 3.96m (11' 2" x 13' 0")

With radiator, power points, full length fitted wardrobe unit with central sliding mirror fronted doors and hanging rail and shelving.

Door to:

En-Suite Toilet

With low flush WC, corner bracket wash hand basin.

Bedroom 2

3.67m x 3.90m (12' 0" x 12' 10")

With radiator, power points, cupboard housing the Worcester gas fired central heating boiler serving domestic hot water and central heating and window with outlook to the rear garden.

Bedroom 3

2.89m x 2.12m (9' 6" x 6' 11")

With power point, radiator and window overlooking the rear garden.

OUTSIDE

To the front of the property there is a herringbone brick driveway providing car parking for at least three cars, access down the side of the property leads to the rear garden. The rear of the property there is a large paved patio area which in turn leads onto a lawned garden with rockery area to one side, and a gravelled path leads down the garden with ornamental brick walling, bounding from the neighbouring property and this leads to a secondary garden area with fruit trees to one side, and a further lawned garden, selection of greenhouses and polytunnel and storage area. The garden is of good size for a town property and ideal for those that are keen gardeners.

Agents Note:

This property has the benefit of solar panels, providing free electricity and a quarterly income linked to a government tariff. For further details contact us at the Hereford office.



At a glance...

- Living Room 4.10m x 3.77m (13'5" x 12'4")
- Kitchen 3.12m x 3.97m (13' x 10'3")
- Bedroom 1. 3.40m x 3.96 (11'2" x 13')
- Bedroom 2. 3.90m x 3.67m (12' x 12'10")
- Bedroom 3. 2.12m x 2.89m (9'6" x 6'11")

And there's more...

- Walking distance to City centre
- Near to Hereford Hospital and train station
- City amenities close by

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.