

3 St Clares Court  
Lower Bullingham Hereford HR2 6PX

£220,000



• Two bedrooms • Garage • Walking distance from City centre • No, • No Onward Chain

Hereford 01432 343477

Ledbury 01531 631177

## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'C'.

### 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

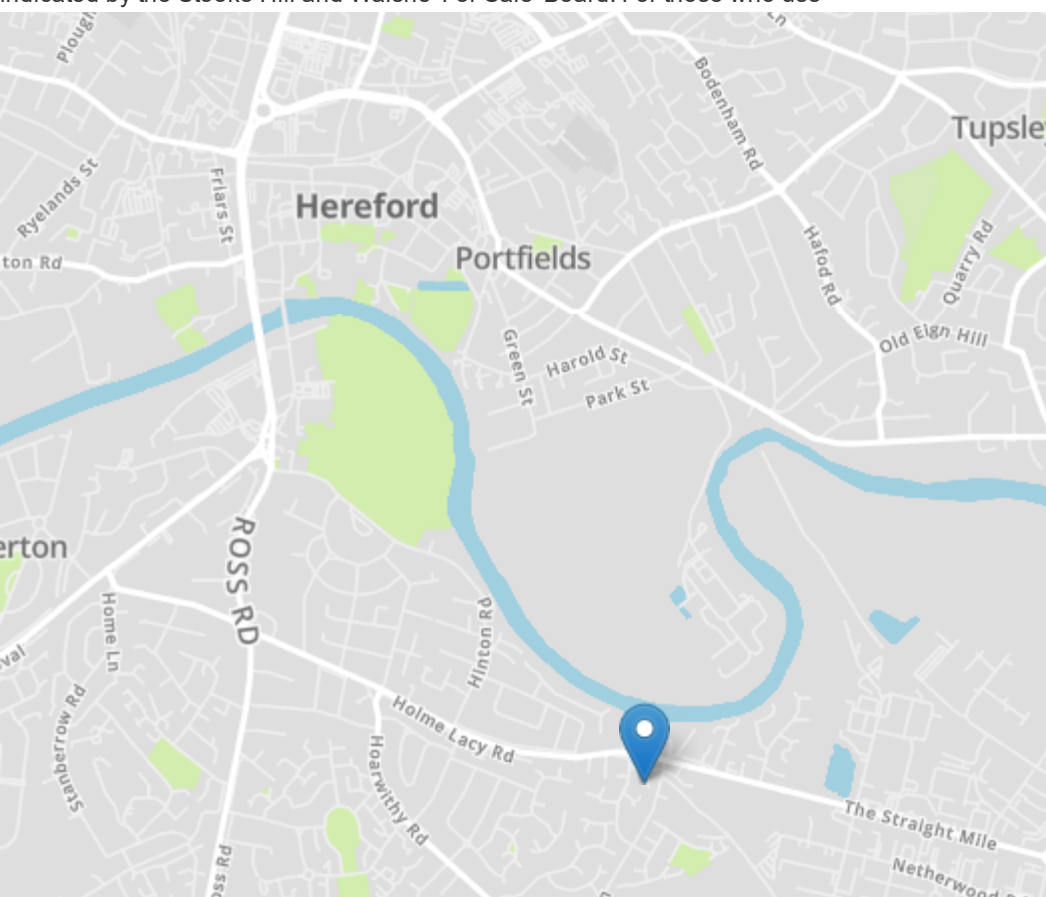
SAT (Remotely) 9.00 am - 12:30 pm

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.



## DIRECTIONS

Proceed south on Victoria Street/A49 and continue for approx. 0.4miles; turn slight left onto Ross Road/A49 and continue for approx. 210ft; turn left onto Hinton Road and continue for approx. 0.7miles, whilst passing through two roundabouts; turn left onto Holme Lacy Road and continue for approx. 0.3miles; turn right onto St Clares Court and continue for approx. 120ft; turn left to stay on St Clares Court, and after approx. 125ft, the property will be on your left-hand side, as indicated by the Stooke Hill and Walshe 'For Sale' Board. For those who use







## OVERVIEW

This property is a two-bedroom semi-detached house in the Lower Bullingham area. The property benefits from double glazed, central heating, a lounge, a kitchen/diner, a conservatory, two bedrooms, a bathroom, a garden, and a garage. Local amenities can be found within walking distance, to include hairdressers, co-op, public house, take away, whilst the city can be accessed via walking through King George V playing fields, near to the swimming baths.

## GROUND FLOOR

### RECEPTION HALL

The reception hall comprises of: entry via a double glazed door to front elevation; carpet flooring; a central heating radiator; a ceiling light point; power points, and an electric consumer unit.

### LOUNGE

4.1m x 3.4m (13' 5" x 11' 2")  
The lounge comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; a coal-effect gas fire, with fitted storage either side of the fireplace; a television point; power points; wall-mounted storage, and carpeted stairs leading to the first floor landing.

### KITCHEN/DINER

4.2m x 2.4m (13' 9" x 7' 10")  
The kitchen area comprises of: a fitted kitchen with wall and base units; tiled flooring; a 1 1/2 bowl sink and drainer with a chrome mixer tap over; fitted appliances, an electric double oven, and a four-ring gas burner with a cooker hood over; a wall-mounted central heating Worcester combi boiler; a ceiling light point; an internal double glazed window with view into conservatory.  
The dining area comprises of: carpet flooring; a central heating radiator; a ceiling light point; a doorway opening through into the understairs storage cupboard; a single glazed door that leads to the summer room/conservatory.

### CONSERVATORY

4m x 2.15m (13' 1" x 7' 1")  
The conservatory comprises of: carpet flooring; a wall light; a central heating radiator; double glazed windows to the rear and side elevations with obscure glass, and a double glazed sliding patio door to side elevation, giving access to the rear patio.

## FIRST FLOOR

### FIRST FLOOR LANDING

The landing comprises of: stairs giving access from lounge; fitted carpet flooring; a central heating radiator; a ceiling light point, and a loft access.

### BEDROOM ONE

3.1m x 3.3m (10' 2" x 10' 10")  
Bedroom one comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the front elevation; built-in storage for a walk-in wardrobe - hanging rail and shelving, with double doors; a television point, and power points.

### BEDROOM TWO

2.15m x 3.2m (7' 1" x 10' 6")  
Bedroom two comprises of: carpet flooring; a ceiling light point; power points; a central heating radiator, and a double glazed window to the rear elevation overlooking the garden.

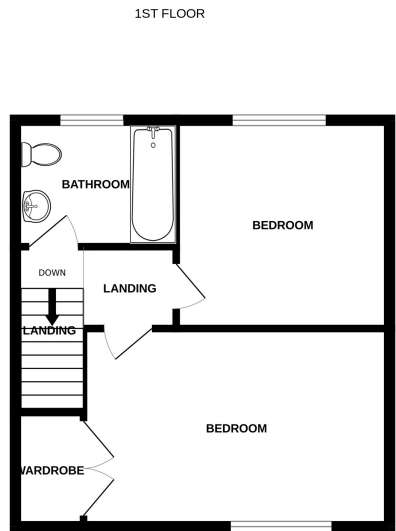
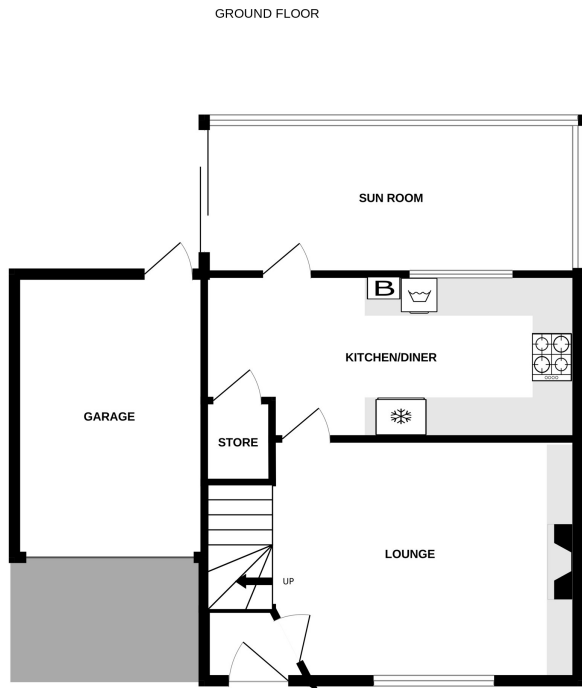
### BATHROOM

The bathroom comprises: lino flooring; a ceiling light point; a wall light point; a shaver point; a wash hand basin with chrome hot and cold taps over; a low level WC; a wall-mounted vanity space, with mirror sliding doors; a wall-mounted extractor fan; a central heating radiator; a bath with hot and cold chrome taps over, and a mira mains shower unit, with foldable glass screen; a double glazed window to the rear elevation with obscure glass

## OUTSIDE

### FRONT OF THE PROPERTY

The front of the property comprises of: dropped curb allowing access onto the tarmac driveway, with space for two+ vehicles, which leads to a single garage, and a low maintenance garden space, mostly laid to lawn, with plants and shrubbery.



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### Garage

2.7m x 5.1m (8' 10" x 16' 9")  
The garage comprises of: a single up and over door, concrete flooring; a ceiling light point; power and lighting; a pitched roof giving potential from storage, and an outdoor tap.

### REAR GARDEN

The rear garden comprises of: a large patio seating area off of the rear conservatory; step down to the lower tier of the garden; hedging to the rear; a small timber constructed shed; planted shrubbery; fencing to both sides of the garden, and another storage shed.

### Agents Note:

An EPC assessment has been booked and will be uploaded once received.



## At a glance...

- ☒ Lounge: 4.1m x 3.4m (13' 5" x 11' 2")
- Kitchen/Diner: 4.2m x 2.4m (13' 9" x 7' 10")
- Conservatory: 4m x 2.15m (13' 1" x 7' 1")
- Bedroom One: 3.1m x 3.3m (10' 2" x 10' 10")
- Bedroom Two: 2.15m x 3.2m (7' 1" x 10' 6")
- Garage: 2.7m x 5.1m (8' 10" x 16' 9")

## And there's more...

- ☒ Close to local amenities
- ☒ Walking distance to the City