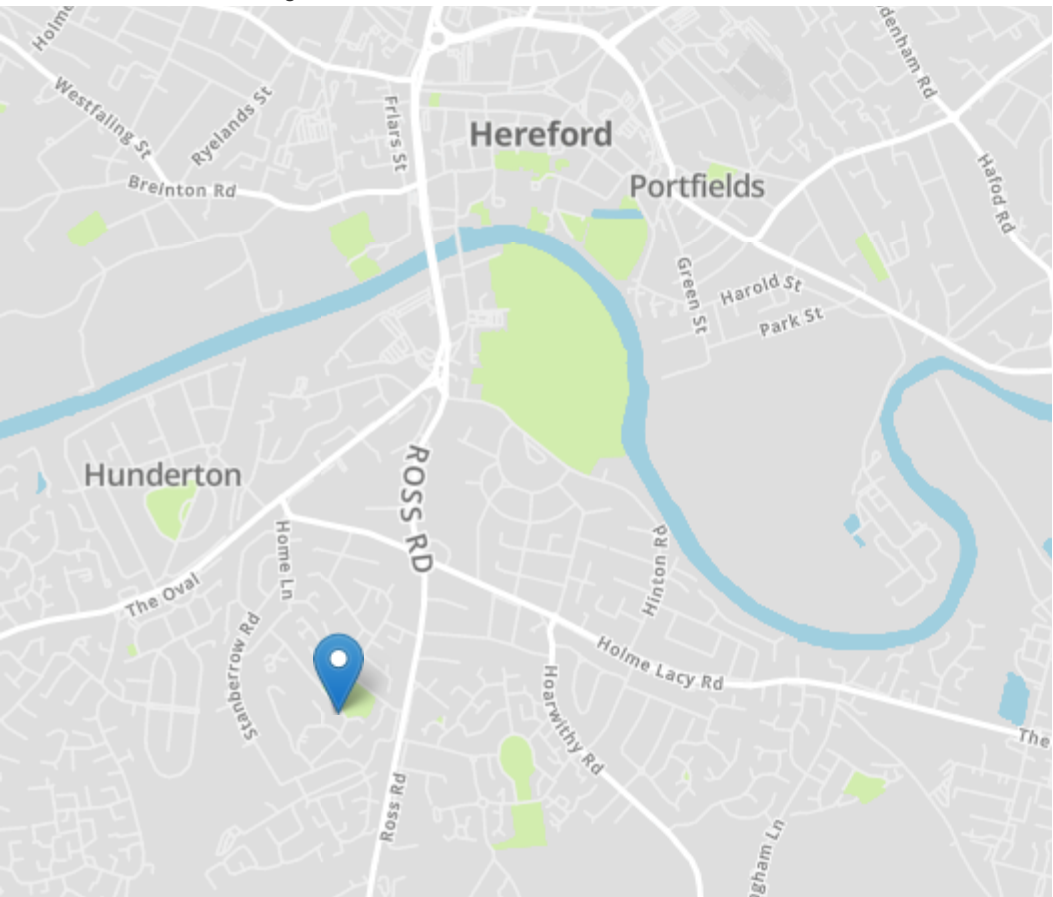




## DIRECTIONS

From our office turn left on Kings Street, continue onto St Nicholas St and then turn left onto Victoria St/A49, there is then a slight right onto Belmont Road/A465, from here turn left on to Walnut Tree Avenue, turn right onto Home Lane, continue onto Dulas Ave and take the left for Honddu Close and the property will be on the right hand side.

What3words boat.blunt.origin



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All main services are connected

### Outgoings

### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

50 Honddu Close  
Hereford HR2 7NY

£218,500



- uPVC double glazing • Gas central heating • Three Bedooms • Two reception rooms • Ample off road parking • Garden
- Semi Detached

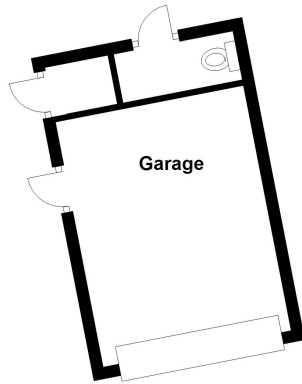
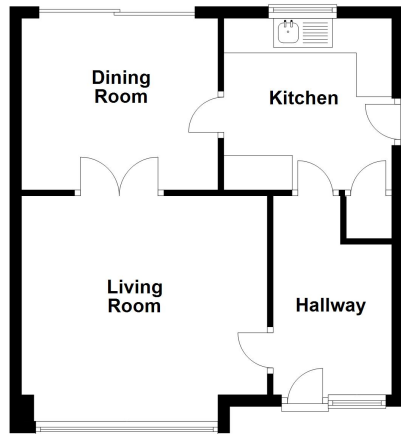
Hereford 01432 343477

Ledbury 01531 631177

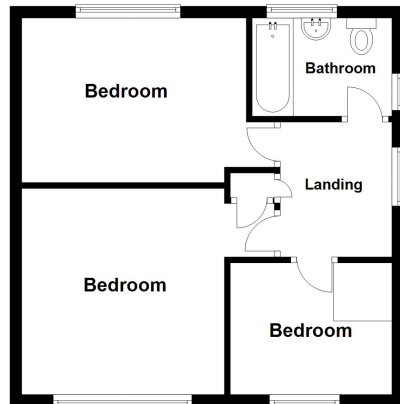




**Ground Floor**  
Approx. 57.8 sq. metres (622.5 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)

## 50 Honddu Close

### Situation and Description

50 Honddu Close boasts a pleasant position just outside of Hereford city with access to a vast array of amenities. The property enjoys two reception rooms, three bedrooms, kitchen and bathroom with the added advantage of a separate garage and ample parking.

In more detail the accommodation comprises as follows;

### Ground Floor

#### Entrance

Canopy porch, aluminium front door and glazed side panel to reception hall. Double panelled radiator, power points and under stairs storage facility. Doors to:

#### Lounge

13'7" x 11'1" (4.20m x 3.40m) with large window with pleasant outlook to the front over the green and onwards to the surrounding countryside. Double panelled radiator, power points and wall light points, glazed double doors opening through to:

#### Dining Room

10'9" x 9'9" (3.34m x 3.02m) with sliding patio doors giving access to the garden, power points and double panelled radiator with door to:

#### Kitchen

9'4" x 9'5" (2.89m x 2.91m) fitted with a range of traditional dark Oak units comprising single drainer sink with drawers and cupboards below, laminate work surfaces, range of eye level store cupboards, further base unit, large under stairs storage and glazed double aluminium door giving access to outside.

### First Floor

#### Landing

Access to roof space. Door to:

#### Bedroom One

14'4" x 11'6" (4.41m x 3.54m) with radiator and power points, pleasant outlook to the front, cupboard housing 'Valant' wall mounted gas fired central heating boiler servicing the domestic hot water and central heating.

#### Bedroom Two

13'2" x 9'3" (4.40m x 2.84m) with radiator, power points, window with outlook to rear garden.

#### Bedroom Three

7'4" x 9'3" (2.28m x 2.84m) double panelled radiator, power points, window to front.

#### Bathroom

Suite comprising of panelled bath with shower attachment over and tiled surround, wash hand basin, low flush wc, large window.

### Outside

#### Approach

The property is approached from the front from Honddu Close on to a tarmacadam driveway providing ample parking for two or more vehicles, there is also a gravelled hard standing area providing further storage if so required. Access via a timber door between garage and property leads round to the rear.

#### Garage

8'1" x 15'9" (2.48m x 4.87m) with single up over door and personal door to rear. At the back of the garage is a bin store and outside wc with high flush system.

### Garden

The rear garden provides a blank canvas, predominately comprising of lawn. There is a central path and aluminium greenhouse to one side. A large Conifer tree is at one end and the property is bounded by a mixture of timber slatted fencing and ornamental brick walling.

### Agents Note

Please note; This property is currently in Probate and the purchaser will not be able to secure a purchase on exchange of contracts and complete until Probate has been achieved, however we envisage this will run alongside any conveyance under normal conveyancing times. For further information please contact us as agents.

### 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  
13'7" x 11'1" (4.20m x 3.40m)
- ✔ Dining  
10'9" x 9'9" (3.34m x 3.02m)
- ✔ Kitchen  
9'4" x 9'9" (2.89m x 2.91m)
- ✔ Bedroom  
14'4" x 11'6" (4.41m x 3.54m)
- ✔ Bedroom  
13'2" x 9'3" (4.40m x 2.84m)
- ✔ Bedroom  
7'4" x 9'3" (2.28m x 2.84m)

### And there's more...

- ✔ Semi-Detached House.
- ✔ Three Bedrooms.
- ✔ Garden.
- ✔ Garage.
- ✔ Off Road Parking