



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

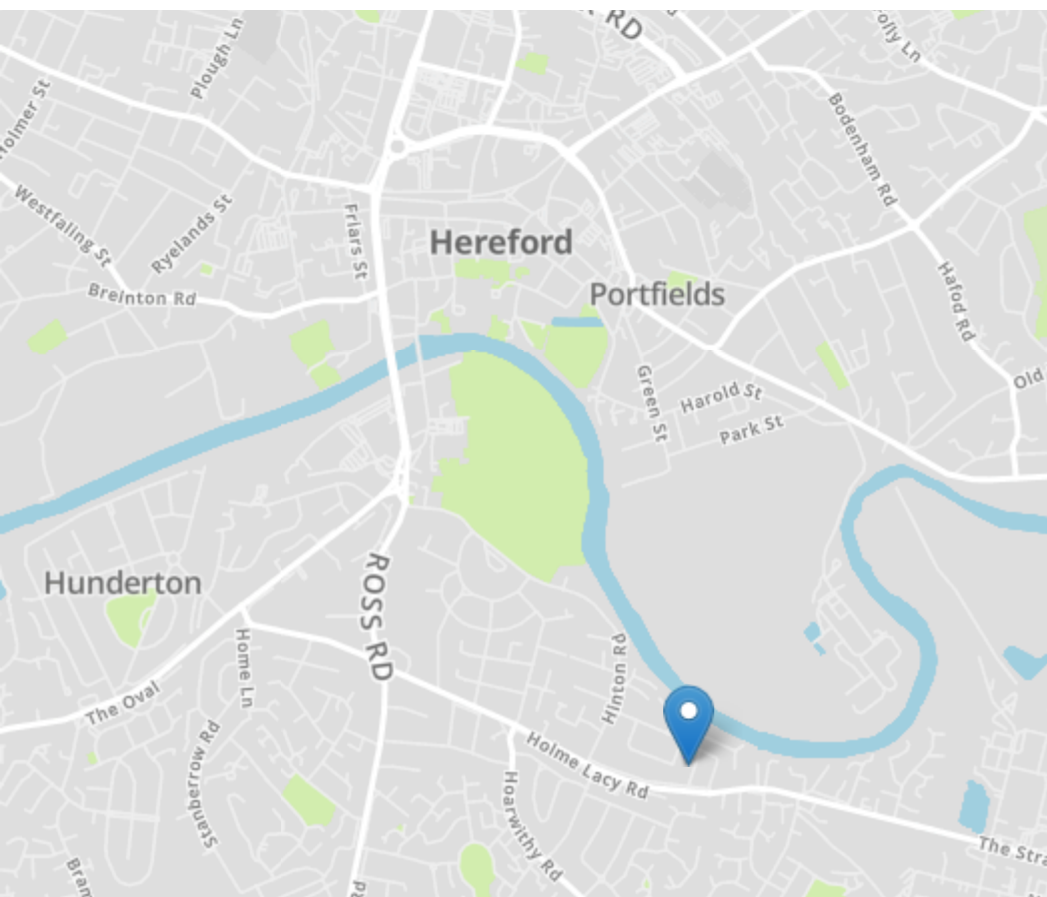
10 Panson Place
Hereford HR2 6DY

£300,000



DIRECTIONS

From Hereford City, proceed onto A49 South, keeping slightly left onto Ross Road A49, turn left onto Hinton Road, at the roundabout, continue straight on, at the next roundabout, continue straight on again, turn left onto Holme Lacy Road, turn left onto Panson Place, the property can be found on the left hand side, as indicated by the agents for sale board.. For those who use what3words: ///remarking.reset.ballpoint



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	80
(39-54)	E	
(21-38)	F	58
(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.



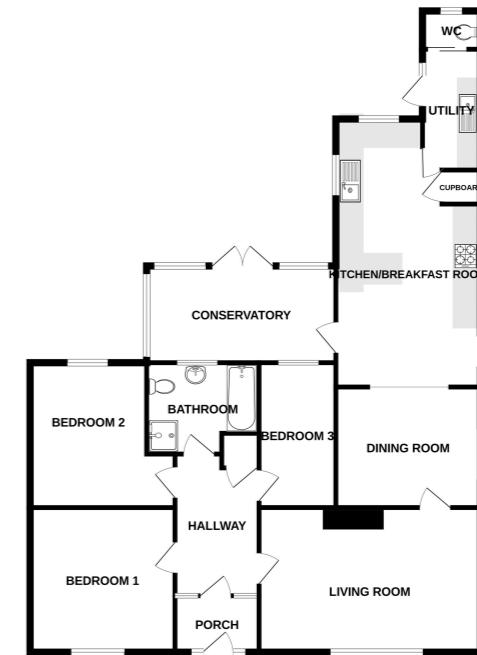
• Off road parking • Garage • Three bedrooms • Bungalow

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 sq.m.) approx.
Made with Metagen 02025

OVERVIEW

This three-bedroom detached bungalow, in Putson, benefits from: a lounge, dining room, kitchen/breakfast room, utility room, WC, summer room, three bedrooms, bathroom, garage, off-road parking, and garden space. Amenities close by include a choice of public houses, supermarkets, chip shop, hairdressers, both primary and secondary schools and for those who require there's a regular bus service to the city centre.

INSIDE

ENTRANCE PORCH

1.4m x 1.8m (4' 7" x 5' 11")

We enter through a double glazed door to the front elevation, that leads into the entrance porch. This comprises of: double glazed panels either side of the door; tiled flooring; a ceiling light point; a power point, and an internal door with double glazed windows within, through to the entrance hall.

ENTRANCE HALL

The entrance hall comprises of: carpet flooring; a central heating radiator; a ceiling light point; a power point; a telephone point, and a storage cupboard that includes the consumer unit and electric meter.

LOUNGE

5.5m x 3.6m (18' 1" x 11' 10")

The lounge comprises of: carpet flooring; a central heating radiator; two ceiling light points; multiple power points; a coal-effect gas fire, with a fireplace; a double glazed window to the front elevation, and a door leading through to the dining room.

DINING ROOM

3.6m x 3.0m (11' 10" x 9' 10")

The dining room comprises of: carpet flooring; a double glazed window to the side elevation; a ceiling light point; a wealth of power points; two wall light points, and a central heating radiator. We have an opening through to the extended kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

6.7m x 3.6m (22' 0" x 11' 10")

The kitchen/breakfast room comprises of: laminate flooring; spotlights above; a large kitchen; a central heating radiator; double glazed windows to the rear and side elevations; a double glazed door to the side elevation, that gives access onto the driveway. The kitchen itself comprises of: a wealth of work space - roll top work surfaces over fitted base units with soft close doors and drawers; fitted wall units with soft close doors; integrated appliances to include, a Diplomat five-ring gas burner with cook hood over, a Bosch double electric oven, a stainless steel sink and drainer with one and a half bowl and mixer tap over, and a Bosch dishwasher; splash tiling over the work surfaces; a storage cupboard/pantry, and a door that leads to the utility room.

UTILITY ROOM

3.0m x 1.4m (9' 10" x 4' 7")

The utility room comprises of: laminate flooring; a ceiling light point; a central heating radiator; roll-top work surface over base unit; stainless steel sink and drainer with one bowl, and mixer tap over; splash tiling; space and plumbing for a washing machine; space for a tumble dryer; space for a fridge-freezer; a double glazed window to the rear elevation, and a double glazed door to the rear elevation. At the back of the utility, there is a sliding door that leads to a WC.

WC

The downstairs WC comprises of: a double glazed window with obscure glass to the side elevation; laminate flooring; tiling on the walls; low level WC, and ceiling light point.

CONSERVATORY/SUMMER ROOM

4.7m x 3m (15' 5" x 9' 10")

The conservatory/summer room comprises of: entrance via a double glazed door from the kitchen/breakfast room; tiled flooring; double glazed french door that open out onto the rear garden; double glazed windows surround the conservatory space; part brick - part UPVC construction; fitted blinds; a television point; power points, and a central heating radiator.

BEDROOM ONE

3.6m x 3.6m (11' 10" x 11' 10")

Bedroom one comprises of: double glazed window to the front elevation; a central heating radiator; fitted carpet flooring; a ceiling light point; a television point; a telephone point, and fitted storage space - double doors that opening to a hanging rail, and shelving.

BEDROOM TWO

3.6m x 3.6m (11' 10" x 11' 10")

Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a television point; a telephone point, and a central heating radiator.

BEDROOM THREE

3.6m x 2.3m (11' 10" x 7' 7")

Bedroom three comprises of: a central heating radiator; carpet flooring; a ceiling light point; an internal double glazed window to the summer room; a loft access point above, and a wealth of power points.

BATHROOM

The bathroom comprises of: fully tiled walls; lino flooring; a large chrome tower towel radiator; a bath with mixer tap, and a shower attachment; step up and into a shower cubicle, with a swivel glass door and mains shower unit; a level low WC; a wash hand basin with hot and cold tap over; a double glazed window with obscure glass internal to the summer room, and a storage/airing cupboard.

OUTSIDE

FRONT GARDEN

Within the outside space to front of the property, we have: a hip-height brick wall to the front boundary; a drop curb allowing accessing onto the brick paved driveway, that has space to park three+ vehicles; gated entrance via the drop curb onto the driveway; low maintenance garden space; the front garden space is all brick paved with a tree as a centre feature, and potted plants around the boundary.

GARAGE

5.1m x 2.7m (16' 9" x 8' 10")

The garage comprises of: an up and over door from the driveway; power and lighting; concrete flooring, and it is part-bordered at the back, to create a separate storage area.

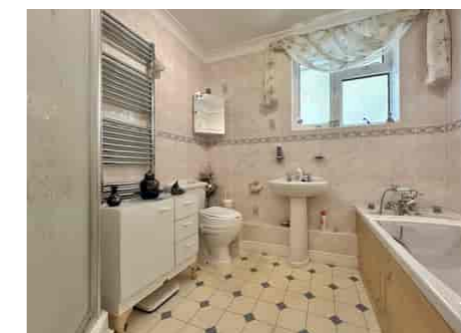
STORAGE AREA

2.8m x 2.3m (9' 2" x 7' 7")

This storage area in the garage has power and lighting too.

REAR GARDEN

The rear garden comprises of: a side access from the front of the property via a gate; brick paved seating area; south-west facing garden; lawn space; composite decking as an entertainment area; fences to the boundary, with multiple trees and shrubbery; a storage shed; an outdoor tap; outdoor power; raised flower beds; a double glazed door into the garage; a double glazed door into the utility room, and a double glazed french doors into the summer room.



At a glance...

Lounge: 5.5m x 3.6m (18' 1" x 11' 10")

Dining Room: 3.6m x 3.0m (11' 10" x 9' 10")

Kitchen/Breakfast Room: 6.7m x 3.6m (22' 0" x 11' 10")

Utility Room: 3.0m x 1.4m (9' 10" x 4' 7")

Conservatory: 4.7m x 3m (15' 5" x 9' 10")

Bedroom One: 3.6m x 3.6m (11' 10" x 11' 10")

Bedroom Two: 3.6m x 3.6m (11' 10" x 11' 10")

Bedroom Three: 3.6m x 2.3m (11' 10" x 7' 7")

Garage: 5.1m x 2.7m (16' 9" x 8' 10")

And there's more...

- Riverside walks
- Far reaching views
- Close to local amenities

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.