



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'D'

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

2 Priory View
Hereford HR2 7XH

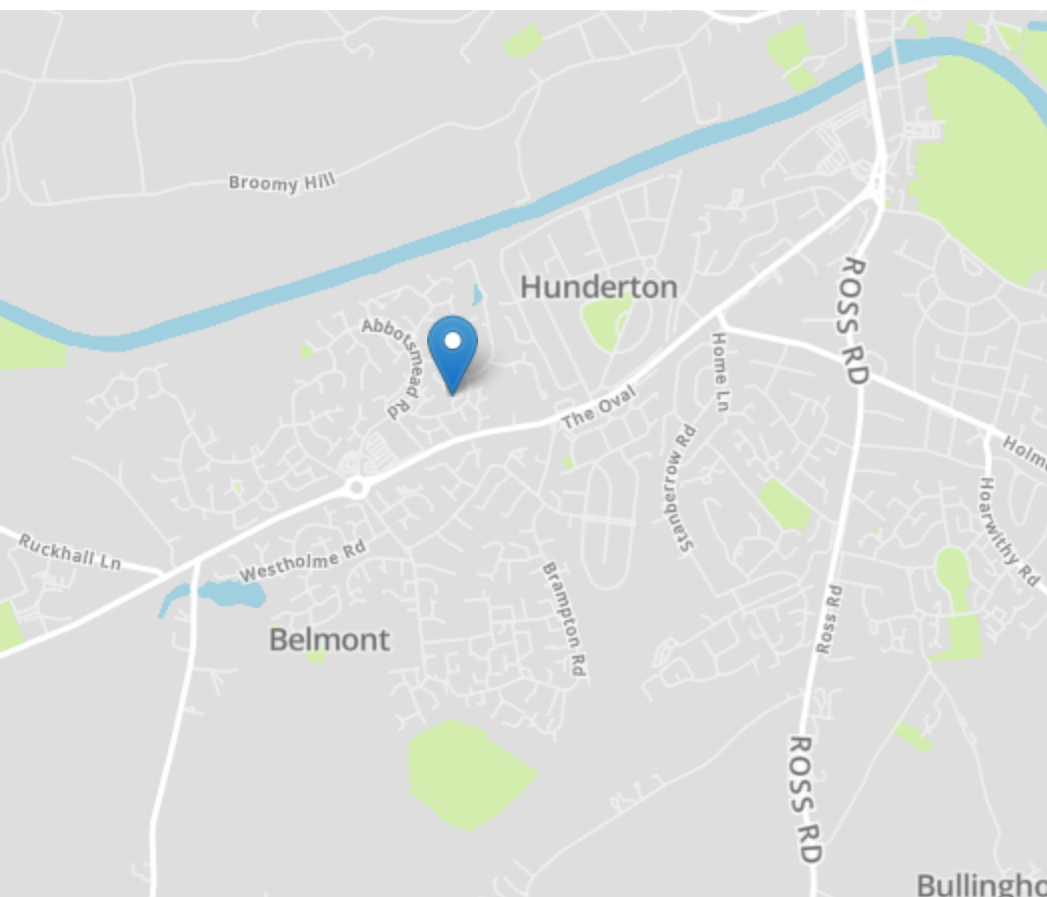
£325,000



DIRECTIONS

From Hereford City proceed south onto A49, using the right 2 lanes to turn right onto Belmont Road, at the roundabout take the 4th exit onto Abbotsmead Road, at the roundabout continue straight to stay on Abbotsmead road, turn right onto Whitefriars Road, turn left onto Priory View and the property can be found on the left hand side. For those who use 'What3words'

///baked.weep.also



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

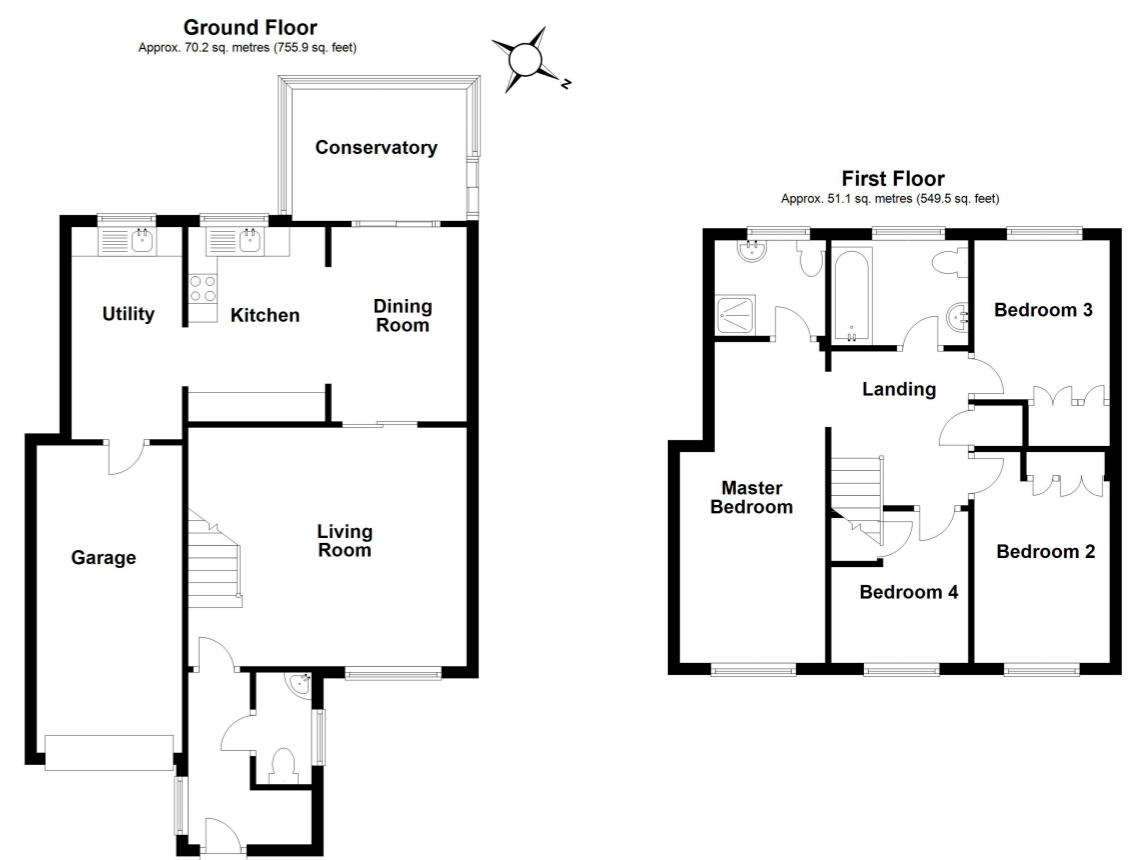
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



- Four bedroom family home • Master bedroom with en suite • Utility room • Conservatory • Downstairs cloakroom • New boiler recently fitted

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 121.3 sq. metres (1305.4 sq. feet)

OVERVIEW

This well presented four bedroom, two bathroom property offering ideal accommodation for a family or similar, in this highly sought after area approximately 1.5 miles south of Hereford City. The property benefits from double glazing, gas fired central heating with a recently fitted new boiler, and has a conservatory extension to the rear. With the benefit of a south, southwesterly garden, therefore enjoying the sun for the majority of the day. The property has the advantage of a convenient location on the southern edge of the city, close to local amenities including a supermarket, convenience stores, doctors surgery, chemist, schools, churches, cycle path, and for those who require it, a regular bus service to the city. In more detail the property comprises:
Double glazed front door leads to:

Reception Hall

With radiator and oak flooring.
Door leads to:

Cloakroom

With low flush WC, corner wash hand basin, tiled splash back, oak flooring, radiator and window to side.

Living Room

4.04m x 4.71m (13' 3" x 15' 5")
With oak flooring, wall mounted feature electric fire, double glazed window with outlook to front and radiator.
Glazed double door opening through to:

Dining Room

2.30m x 3.31m (7' 7" x 10' 10")
With oak flooring, radiator and power points.
Slide and tilt patio doors leads to:

Conservatory

2.0m x 3.0m (6' 7" x 9' 10")
uPVC construction with a ceramic tiled floor, sliding doors opening to garden and a radiator which provides all year round room.
Large opening from the dining room leads through to:

Kitchen

Nicely fitted with a modern range of white units, comprising single drainer sink with drawers and cupboards beneath, 4 ring gas hob with drawers and cupboards below, large range of laminated working surfaces with drawers and cupboards below, display areas, full range of eye level wall cupboards including glass fronted display cabinets, built-in double oven with storage above and below, ample power points, cooker point, gas point, ceramic tiled floor and window giving outlook to the garden.
Doorway leads through to:

Utility

3.65m x 1.91m (12' 0" x 6' 3")
Having a matching range of units to the kitchen, again with single drainer sink with drawers and cupboards under, plus additional space for both tumble dryer and washing machine, corner unit/pantry unit with shelving, display areas and small working surface, ceramic tiled floor, double glazed door giving access to the outside, radiator, power points and personal door leading to the garage.

Stairs from reception hall leads to:

FIRST FLOOR

Landing

Off the landing houses the boiler cupboard housing the Worcester gas fired combination central heating boiler serving domestic hot water, central heating and useful shelving below.
Door leads to:

Master Bedroom

2.45m x 5.98m (8' 0" x 19' 7")
With radiated, power points, hatch to roof space and window with outlook to front.
Door giving access to:

En-Suite Shower Room

With a corner shower cubicle with Mira shower, shower boarding surround, vanity wash hand basin, low flush WC, chrome ladder style radiator/towel rail, ceramic tiled floor and large window allowing plenty of light.

Bedroom 2

2.75m x 3.93m (9' 0" x 12' 11")
With radiator, power points, wood effect flooring, built-in triple wardrobe cupboard and double glazed window with outlook to front.

Bedroom 3

2.74m x 2.75m (9' 0" x 9' 0")
With built-in triple wardrobe unit, radiator, power points and window overlooking the rear.

Bedroom 4

2.94m x 1.90m (9' 8" x 6' 3")
With large linen cupboard/wardrobe, radiator, power points and window with outlook to front.

Bathroom

With a white suite comprising, enamelled bath with electric shower over, built-in low flush WC, with vanity wash hand basin to the side, mirror over, medicine cabinet, chrome ladder style radiator/towel rail, ceramic tiled floor, walls have full shower boarding and large window.

OUTSIDE

The property is approached via the front from the cul-de-sac, having a herringbone driveway providing parking and in turn gives access to the integral garage. The front garden is hard landscaped with ornamental trees, shrubs and there is access up to the front door. Access leads down the side of the property, via a timber gate which then leads to the enclosed pleasant rear garden, where it is laid to lawn and has a raised patio area, plus a further patio area which leads directly off the property. From here two steps lead up onto the lawned garden which is pleasantly boundaried by timber slatted fencing, raised shrubbery borders, whilst down the far side there is a seating area and a beautiful garden store shed.

Garage

5.30m x 2.50m (17' 5" x 8' 2")
With single up and over door, power and light.



At a glance...

- Living room 4.04m x 4.71m (13'3" x 15'5")
- Dining room 2.30m x 3.31m (7'7" x 10'10")
- Conservatory 2.0m x 3.0m (6'7" x 9'10")
- Kitchen
- Utility Room 3.65m x 1.91m (12' x 6'3")
- Master Bedroom 2.45m x 5.98m (8' x 19'7")
- Bedroom 2. 2.75m x 3.93m (9' x 12'11")
- Bedroom 3. 2.75m x 2.74 (9' x 9')
- Bedroom 4. 2.94m x 1.90m (9'8" x 6'3")
- Garage 5.30m x 2.50m (17'5" x 8'2")

And there's more...

- Popular residential area
- Close to local amenities
- Ideal family home

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.