



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

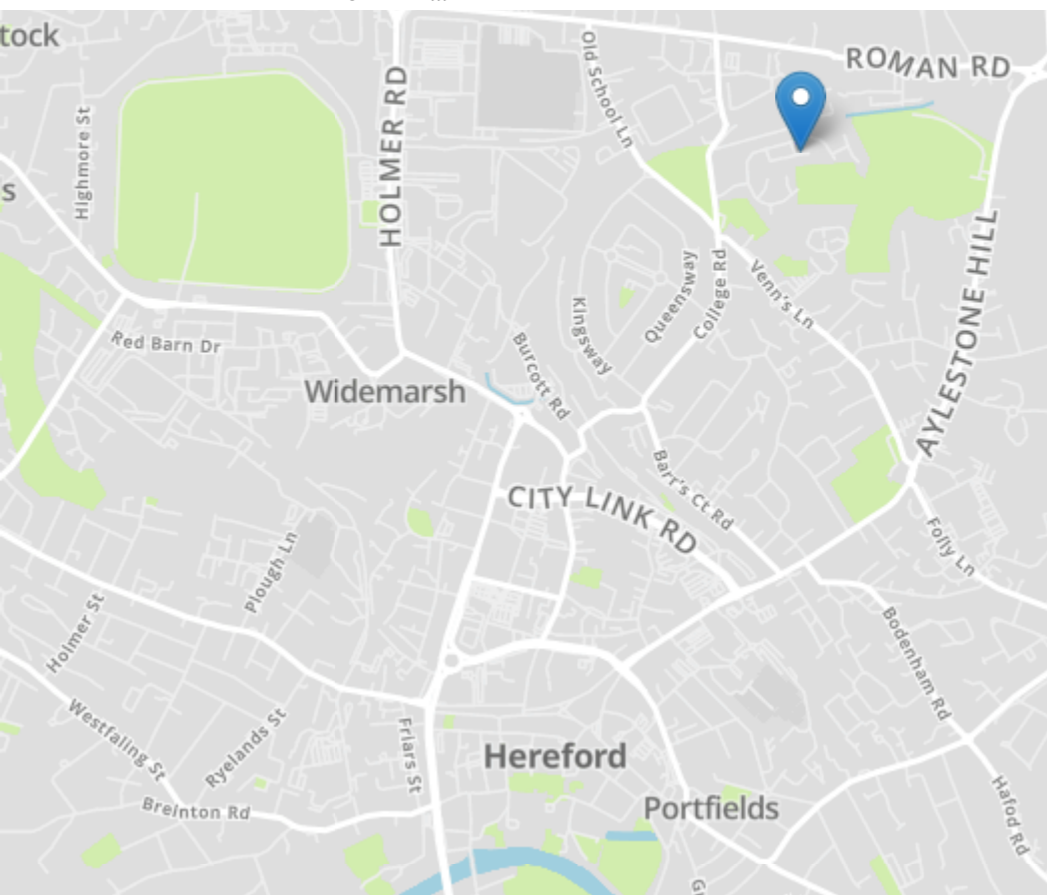
4 Fawley Close
Hereford HR1 1AL

£215,000



DIRECTIONS

From Hereford City proceed north onto A49 Edgar Street, at the roundabout take the second exit onto Farriers Way, turn right onto Burcott Road, turn left staying on Burcott Road, at the roundabout take the first exit onto College Road, at the traffic lights go straight over staying on College Road, turn right onto Field Grove View, left onto Wessington Drive, right onto Fawley Close and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///extra.undulation.ends



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.



- No onward chain • Two bedroom semi detached property • Conservatory • Southeast facing rear garden • Garden and off road parking for two vehicles

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

This two bedroom semi detached property offers an incoming purchaser, double glazing, reception hall, lounge/dining room, kitchen/breakfast room, conservatory, two bedrooms, bathroom, garden, off road parking and has no onward chain. Fawley Close is situated approximately 1.5 miles North of the City centre in the popular Victoria Park area of Hereford. In the area are a range of amenities to include variety of shops, primary and secondary schools, colleges, public houses and a regular bus service to and from the City centre, if so required.

In more detail the property comprises:

Double glazed obscured glass door at the front elevation leads to:

Reception Hall

With carpet flooring, ceiling light point and consumer unit.
Door to:

Lounge/Dining Room

4.31m x 5.23m (14' 2" x 17' 2") into bay window. With double glazed bay window to front elevation, carpet flooring, wall mounted electric fire, plug in electric heaters, TV, telephone point, power points, and ceiling light point.
French doors open through to:

Kitchen/Breakfast Room

2.7m x 4.31m (8' 10" x 14' 2")
Having wall and basing units, space and plumbing for washing machine, Whirlpool integral dishwasher, Franke stainless steel 1.5 bowl sink with mixer tap over, electric double oven, gas hob, electric wall heater, telephone point, power points, two ceiling light points, lino flooring, and integral window to the rear elevation.
French doors opening through to:

Conservatory/Summer Room

4.0m x 2.7m (13' 1" x 8' 10")
Double glazed uPVC construction, carpet flooring, double glazed french doors leading onto the rear garden, mains water tap, and wall light.

Stairs with fitted carpet lead to:

FIRST FLOOR

Landing

Having loft access, ceiling light point, carpet flooring, airing cupboard housing the electric immersion heater, and double glazed window to the side elevation.
Door to:

Bedroom 1

4.32m x 3.41m (14' 2" x 11' 2")
This room has been freshly decorated and has wall mounted electric fire, power sockets, ceiling light point, laminate flooring and double glazed window to the front elevation.

Bedroom 2

2.8m x 3.26m (9' 2" x 10' 8")
Having laminate flooring, ceiling light point, fitted built-in wardrobes with sliding door and ample storage space, double glazed window to the rear elevation.

Bathroom

Having laminate flooring, ceiling light point, bath with hot and cold tap and electric shower unit above, low level WC, vanity wash hand basin, and obscured glass double glazed window to the rear elevation.

OUTSIDE

At the front of the property there is a slabbed concrete path leading to the front door, low maintenance stone/gravel areas with shrubs dispersed through and a tree, and from here this follows on around to the side of the property inside the curb line boundary with a perimeter fence. At the rear of the property there is a drop curb allowing access for off road parking and wooden gates open onto a tarmacadamed driveway allowing parking for two plus vehicles. The boundary of the, southeast facing, rear garden is fenced and immediately to the side of the property is a patio entertaining area and from here there is some decking that needs some maintenance attention, and steps lead up to another decking area that runs down the side and from here some slated low maintenance are with flowerbeds, shrubbery, small lawn and a further concrete slabbed path leading to the off road parking area at the rear of the garden.



At a glance...

- Lounge/Dining Room 4.31m x 5.23m (14' 2" x 17' 2")
- Kitchen/Breakfast Room 2.7m x 4.31m (8' 10" x 14' 2")
- Conservatory 4.0m x 2.7m (13' 1" x 8' 10")
- Bedroom 1. 4.32m x 3.41m (14' 2" x 11' 2")
- Bedroom 2. 2.8m x 3.26m (9' 2" x 10' 8")

And there's more...

- Popular residential area
- Close to colleges, hospital and train station
- 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.