



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All Mains Services Are Connected

**Outgoings**

All mains services are connected to the property

**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

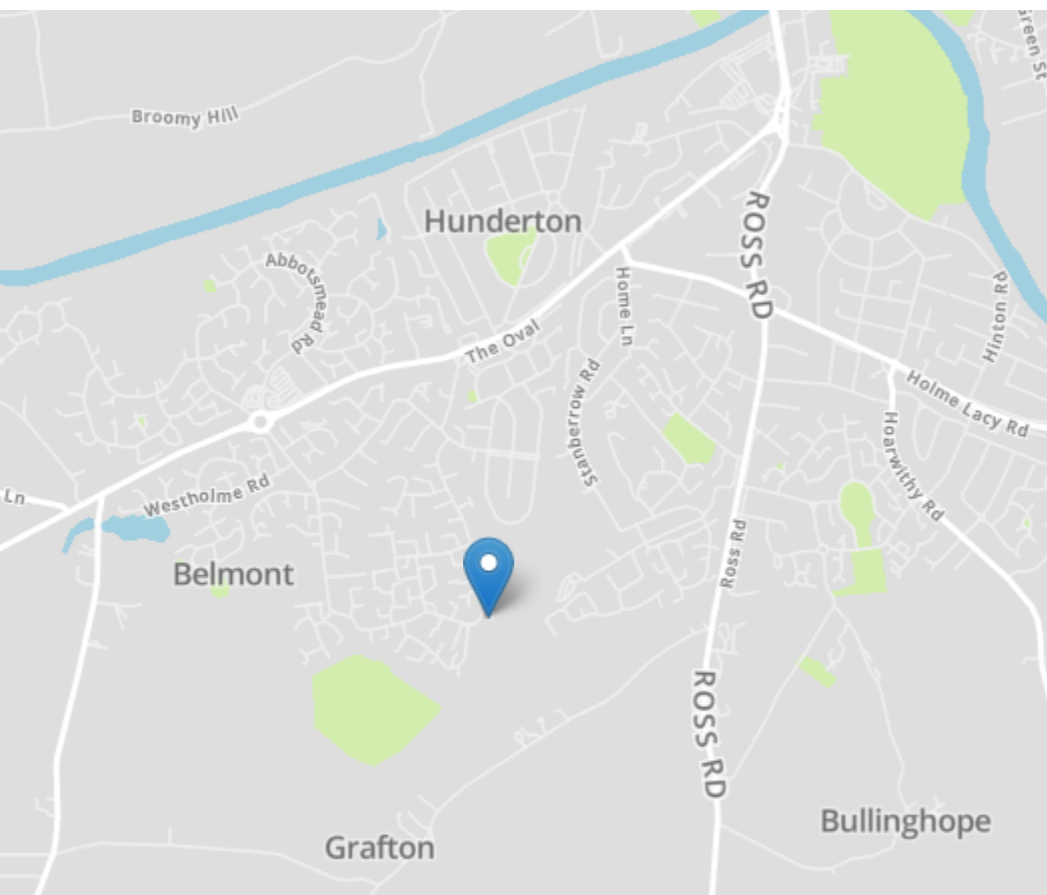
75 Brampton Road  
Hereford HR2 7DQ

**£180,000**



**DIRECTIONS**

The property can be found by leaving the city centre in a southerly direction over Greyfriars Bridge and at the Asda roundabout take the second exit onto Belmont Road. After approximately 1 mile turn left onto Goodrich Grove. At the top of the road turn right onto Brampton Road and follow the road around. The property will be found on your left hand side as indicated by the Stooke Hill & Walshe for sale board. For those who use 'What3words' //seated.nail.other



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
		<b>86</b>
	<b>75</b>	
EU Directive 2002/91/EC		
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.

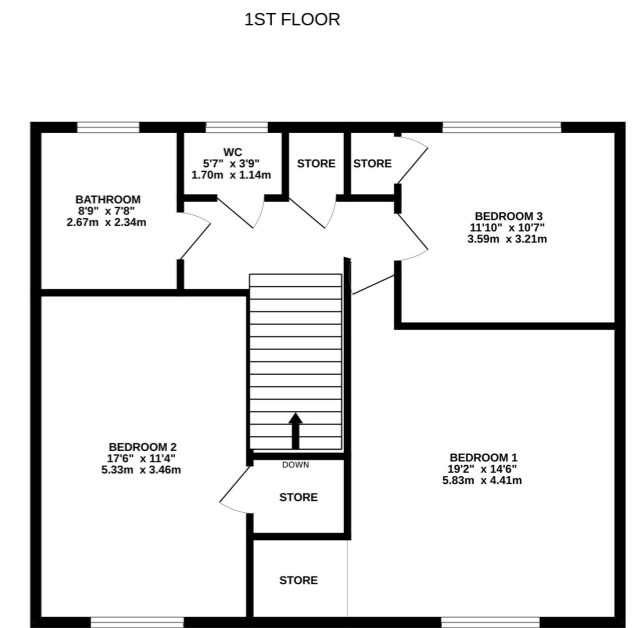
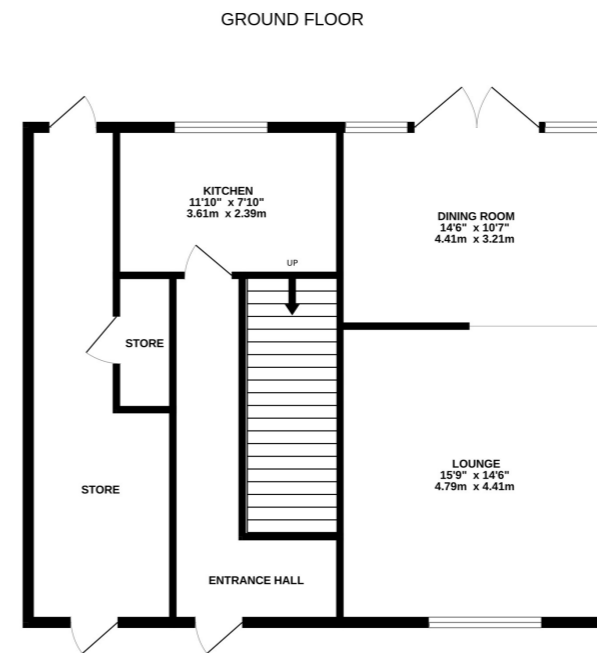


• 3 bed terrace property • Ideal first time buyer or investment accommodation • Low maintenance garden

Hereford 01432 343477

Ledbury 01531 631177





3 BED TERRACE

Made with Metropix ©2024

### Approach

A gated entrance onto a walkway which leads to the first of two double glazed entrance doors. The front garden includes a lawn area to the side which is surrounded by plants. There is a door giving access to the utility room/ lean to which leads on throughout to the rear garden, further door to front giving access to the entrance hall.

### Entrance Hall

Double glazed window to front elevation, also with double glazed door to front, central heating radiator, ceiling light, stairs to the first floor landing with storage space underneath, and doors leading to:

### Lounge

15' 9" x 14' 6" ( 4.79m x 4.41m )  
Double glazed window to front elevation, Laminate flooring, ceiling light with fan, central heating radiator.  
Opening through to the dining room.

### Dining Room

14' 6" x 10' 7" ( 4.41m x 3.21m )  
Recently fitted Double glazed french doors to the rear garden, with double glazed floor to ceiling windows to rear elevation, central heating radiator and ceiling light point.  
Door leading to:

### Kitchen

11' 10" x 7' 10" Max ( 3.61m x 2.39m Max )  
A fitted kitchen with wooden wall and base units with roll top work surfaces over, stainless steel sink and drainer, one bowl with splash back tiling to the walls, space for an electric cooker, plumbing for dishwasher/washing machine, central heating radiator, ceiling light point, double glazed window to the rear elevation and door giving access to the utility room and additional door back to the entrance hall.

### Utility / Store

17' 11" Max x 5' 11" Max ( 5.46m Max x 1.80m Max )  
Double glazed doors with glass integral, to the front and rear, allowing access from the front to the rear of the property, including useful storage cupboards, and could serve as a potential utility room .

### First Floor

#### Landing

Carpeted stairs leading to the first floor landing, Airing cupboard which houses the central heating combi boiler, ceiling light point and doors leading to:

#### Bedroom One

19' 2" Max x 14' 6" ( 5.83m Max x 4.41m )

Double glazed window to front elevation, built in wardrobe space, central heating radiator and ceiling light point with carpet flooring.

#### Bedroom Two

17' 6" Max x 11' 4" ( 5.33m Max x 3.46m )  
Double glazed window to front elevation, built in wardrobes, central heating radiator, loft access and ceiling light with carpet flooring.

#### Bedroom Three

11' 10" x 10' 7" ( 3.59m x 3.21m )  
Double glazed window to rear elevation, built in wardrobes, central heating radiator and ceiling light point with fitted carpet flooring.

#### Bathroom

2.67m x 2.34m (8'9" x 7'8")  
Double glazed window to rear elevation, bath with taps and shower overhead, wash hand basin, part tiling to walls, central heating radiator and ceiling light point.

#### Separate W/C

1.70m x 1.14m (5'7" x 3'9")  
Double glazed obscure window to rear elevation, low level W.C and ceiling light point.

#### Rear Garden

The rear garden offers low maintenance, with a

concrete path separating the artificial grass area, and a patio entertaining space, storage shed towards the rear of the garden and path leading to the gate allowing access at the rear. There is a dropped kerb at the rear of the property, allowing potential parking access onto the rear garden.

### Location

Location - the property is located within the well-established area of Newton Farm conveniently located south-west of Hereford city centre. A number of amenities can be found within the local area to include shops, schools, Tesco superstore, Three Counties Hotel & restaurant, food takeaways and doctor's surgery with pharmacy. There are also nearby field and woodland walks whilst standing just 1½ miles from the city centre offering a variety of shops, bars, restaurants and amenities to include cinema, County Hospital and railway station.



### At a glance...

- Kitchen 11' x 10" x 7'10" (3.61m x 2.39m)
- Dining Room 14'6" x 10'7" (4.41m x 3.21m)
- Lounge 15'9" x 14'6" x(4.79m x 4.41m)
- Bedroom 1. 19'2" x 14'6" (5.83m x 4.41m)
- Bedroom 2. 17'6" x 11'4" (5.33m x 3.46m)
- Bedroom 3. 11'10" x 10'7" (3.59m x 3.21m)
- Bathroom 8'9" x 7'8" (2.67m x 2.34m)
- WC 5'7" 3'9" (1.70m x 1.14m)

### And there's more...

- Three bedrooms
- mid terrace
- Utility/storage room
- Low maintenance gardens

### 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.