



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

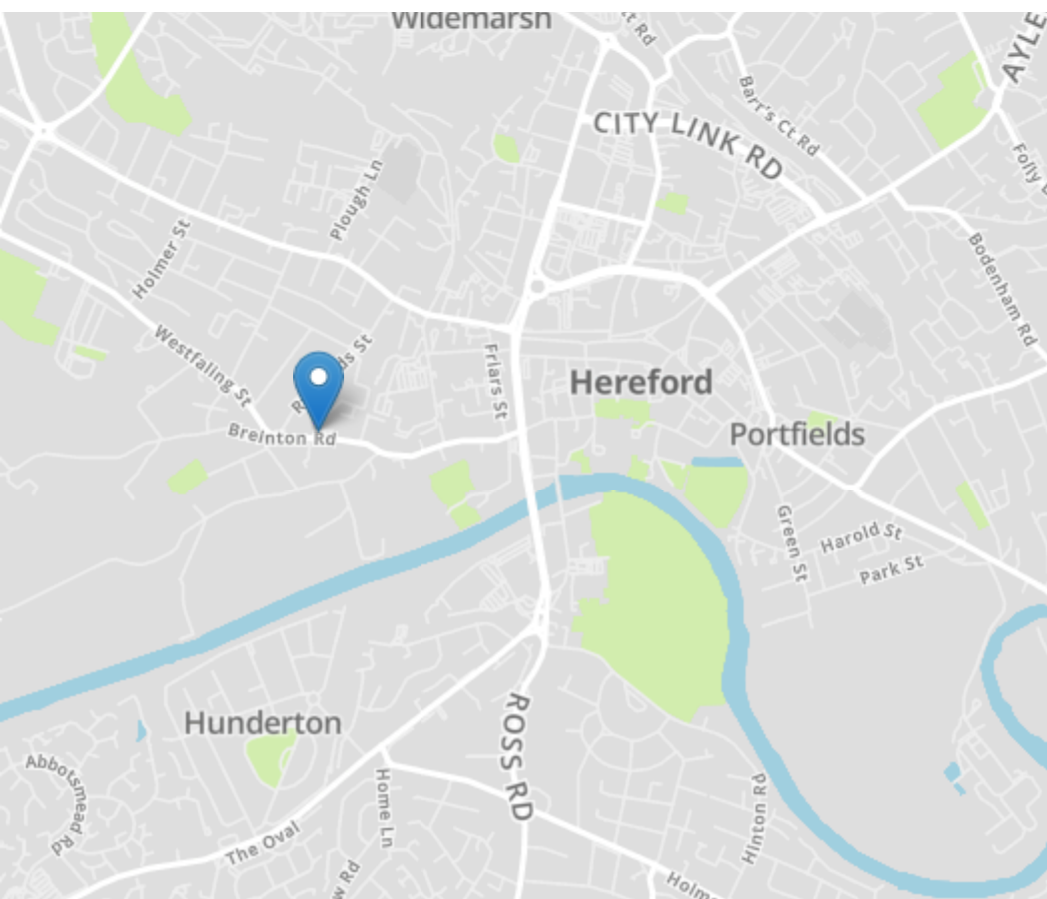
28 Breinton Road
Hereford HR4 0JX

£370,000



DIRECTIONS

From Stooke Hill and Walshe Office in King Street, proceed west onto St Nicholas Street, and proceed over the traffic lights onto Barton Road, follow through onto Breinton Road, and the property can be found on the right hand side as indicated by The Stooke Hill and Walshe For Sale board. For those who use 'What3words'///field.stays.blunt



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

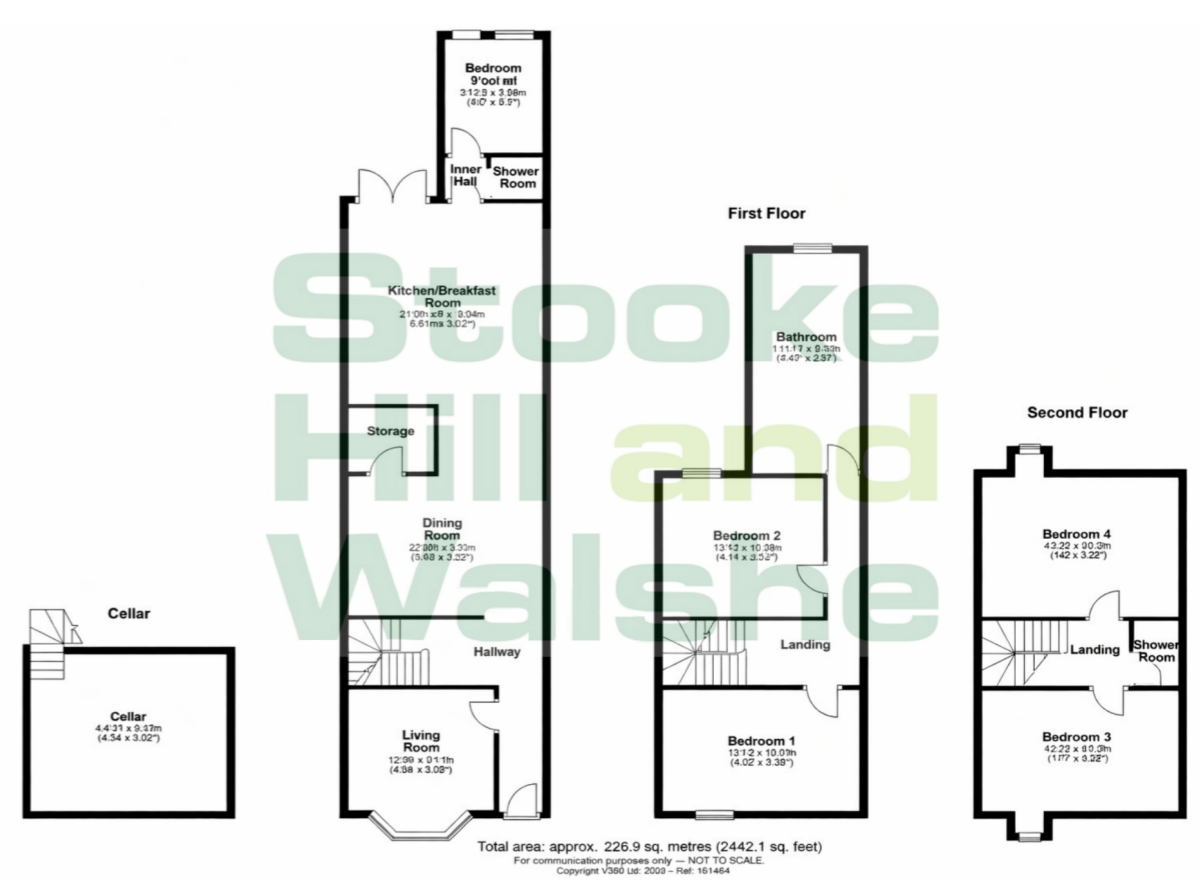
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE & OUR YOUTUBE CHANNEL • 4/5 bedroom end terrace property

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

A thoughtfully extended, well presented, Victorian end terrace property on 3 levels plus cellar, comprises; entrance hall, living room, dining room, kitchen/breakfast room, ground floor shower, office/bedroom 5, cellar, 2 bedrooms, bathroom to first floor, 2 further bedrooms, shower to second floor, and rear garden.

You can be free of the lively city in a matter of minutes, with beautiful river scenery nearby for riverside walks and cycle routes, strolls across Victoria Bridge, the Old Bridge, and Bishops Meadows, as well as, Hereford Leisure Pool offering impeccable athletic facilities, including a swimming pool and gym. The city centre is approximately ½ a mile distant and as a whole offering a range of facilities together with educational establishments and bus and railway stations.

In more detail the property comprises:

A storm porch and a double glazed door at the front aspect leads to:

Entrance Hall

With natural oak effect LVT flooring, period features including detail archway plastered mouldings/coving, tall ceilings, 2 ceiling light points, and radiator.

Lounge

4.41m x 3.815m (14' 6" x 12' 6") into bay window
With carpet flooring, ceiling light point, double glazed bay window to the front elevation, TV point, telephone point, log burning stove within a feature exposed chimney breast and slate hearth, radiator, and feature high ceilings.

From one end of the entrance hall an opening leads to:

Dining Room

5.08m x 3.68m (16' 8" x 12' 1")
With continued flooring from the entrance hall, ceiling light point, ample power points, radiator, 2 wall light points, and chimney breast.
Double glazed door opening out to:

Storage Room

With corrugated roof.

From the dining room an archway leads to:

Kitchen/Breakfast Room

5.182m x 5.88m (17' 0" x 19' 3")
This is an extended part of the property and comprises; ceiling light point over the main kitchen area, working surfaces over base units which are soft close doors and drawers and splash tiling, space for fridge/freezer, fitted cooker hood integrated within a chimney breast and CookMaster gas oven beneath, USB/sockets, central kitchen island creating a breakfast bar and also housing the 1.5 bowl stainless steel bowl and mixer tap over, Beko integrated dishwasher and spot lights over. Utility area has space and plumbing for washing machine, space tumble dryer and wall mounted units over working surfaces, spot lights over the utility area, Velux sky light over, double glazed french doors opening out onto the rear garden.
Opening through to:

Inner Hall

With radiator.
Door to:

Shower Room

With lino flooring, spot lights, towel radiator, double glazed window to the side elevation, fully tiled shower cubicle with glass sliding screen, vanity wash hand basin, and wall mounted mirror.

Bedroom 5/Office

2.435m x 3.52m (8' 0" x 11' 7")
This room forms part of the extension, and comprises carpet flooring, double glazed window and door to the rear garden, and radiator.

From the hall a beautiful original staircase with carpet flooring, leads to:

FIRST FLOOR

Landing

Part way up the stairs is a half landing with an obscured glass window to the side elevation, and on the main landing comprising; 2 ceiling light points, and power points.

Bedroom 1

5.115m x 3.7m (16' 9" x 12' 2")
With carpet flooring, ceiling light point, double glazed window to the front elevation, original period fire place, telephone point, and ample power points.

Bedroom 2

4.12m x 3.78m (13' 6" x 12' 5")
With carpet flooring, ceiling light point, double glazed window to the rear elevation, radiator, TV point, and power points.

Bathroom

2.77m x 5.84m (9' 1" x 19' 2")
With lino flooring, spot lights, extractor point, loft access, dual aspect double glazed windows to the rear and the side, radiator, towel radiator, low level WC, vanity wash hand basin, part tiled walls, free standing roll top bath and large shower cubicle with 2 shower heads, glass sliding door and an airing/storage cupboard in one corner housing the Ideal Atlantic combi boiler.

From the landing an original staircase leads to:

SECOND FLOOR

Landing

With carpet flooring, ceiling light point, and borrowed light through a glazed loft hatch above.

Shower Room

Being fully tiled, soft close door vanity wash hand basin and chrome mixer tap over, extractor point, chrome towel radiator, corner low flush WC, and shower cubicle with glass sliding doors.

Bedroom 3

3.71m x 5.05m (12' 2" x 16' 7") with restricted head height.
With ceiling light point, double glazed window to the front elevation with elevated views, radiator, and power points.

Bedroom 4

5.05m x 3.65m (16' 7" x 12' 0") with restricted head height.
With carpet flooring, ceiling light point, power points, double glazed window to the rear elevation and radiator.

Cellar

5.0m x 4.60m (16' 5" x 15' 1")
Accessed from the ground floor.

OUTSIDE

The property is approached from the front aspect, with the front being low maintenance with patio slabs, brick walling and a concrete path leading to the front aspect.

At the rear, the french doors, and the single door, gives access out onto the rear garden, where there are sleepers creating the flower bed borders, low maintenance laid stone, lawned and decking area, store shed, outdoor lighting and water.



At a glance...

Lounge 4.41m x 3.815m (14' 6" x 12' 6")

Dining Room 5.08m x 3.68m (16' 8" x 12' 1")

Kitchen/Breakfast Room 5.08m x 3.68m (16' 8" x 12' 1")

Ground Floor Bedroom

5/Office 2.435m x 3.52m (8' 0" x 11' 7")

Cellar 5.0m x 4.60m (16' 5" x 15' 1")

Bedroom 1. 5.115m x 3.7m (16' 9" x 12' 2")

Bedroom 2. 4.12m x 3.78m (13' 6" x 12' 5")

Bathroom 2.77m x 5.84m (9' 1" x 19' 2")

Bedroom 3. 3.71m x 5.05m (12' 2" x 16' 7")

Bedroom 4. 5.05m x 3.65m (16' 7" x 12' 0")

And there's more...

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.