



GENERAL INFORMATION

Tenure

Freehold

Services

All Mains Services

Outgoings

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

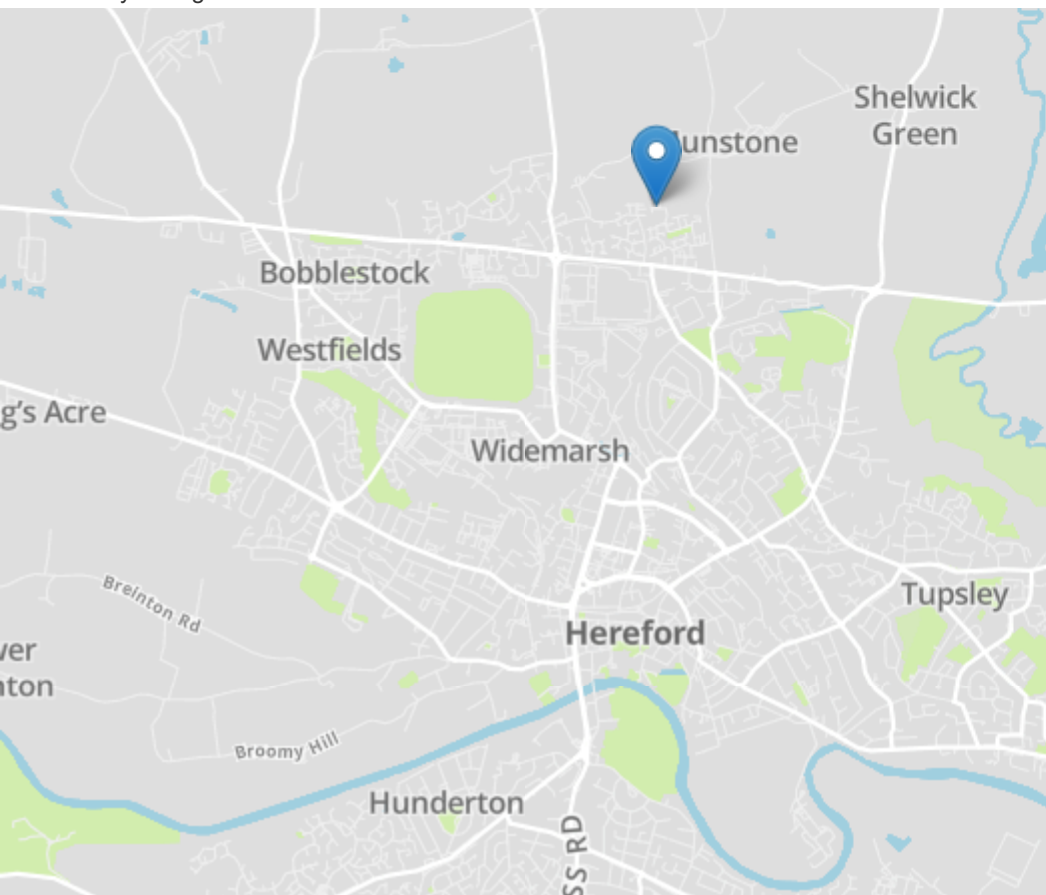
21 Moorcroft Lane
Hereford HR1 1FA

£240,000



DIRECTIONS

From central Hereford proceed along Edgar Street and at the roundabout bear left into Newtown Road. At the mini roundabout take the second exit onto Holmer Road and at the next roundabout, by The Starting Gate, take the third exit onto Roman Road and continue to the traffic lights. At the traffic lights turn left into Green Wilding Road. Follow the road round to the left hand side and continue until you arrive into Moorcroft lane. Property will be found on the right hand side, as indicated by the agents for sale board.



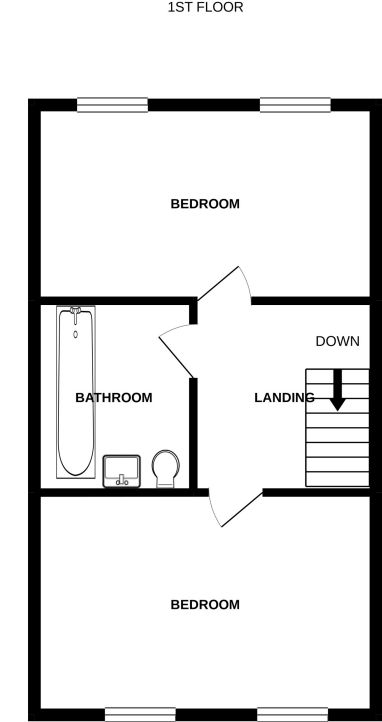
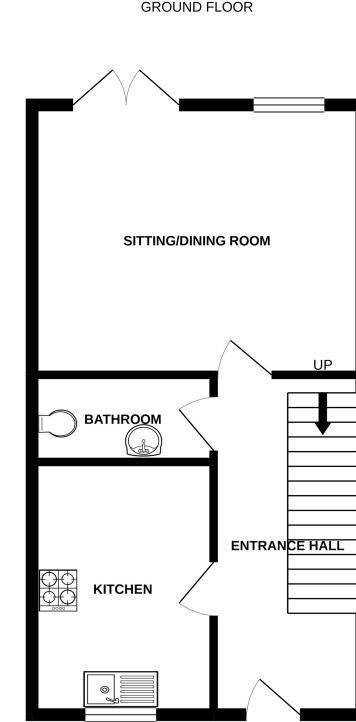
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• End Of Terrace • Spacious accommodation • Countryside views • Off road parking • Fantastic First Time Buying Opportunity

Hereford 01432 343477

Ledbury 01531 631177



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Ground Floor

Entrance Hall

4.80m x 2.10m including stairway (15' 9" x 6' 11" including stairway)
with door to large under stairs storage cupboard, radiator, power points, central heating thermostat.

Door to:

Downstairs W/C

2.50m x 1.10m (8' 2" x 3' 7") low flush W.C., wash hand basin with tiled splash back, part tiled surround, radiator and laminate flooring.
Door from Entrance Hall to:

Kitchen

2.40m x 3.20m (7' 10" x 10' 6")
with a range of matching high gloss wall and base units with laminate working surface over, 4 ring Bosch integrated gas hob with extractor canopy above and splash back, Bosch integrated oven, space and plumbing for both dishwasher and washing machine, 1.5 bowl stainless steel sink unit with drainer and mixer tap, uPVC double glazed window to front, space for fridge/freezer, inset ceiling downlighters and laminate flooring.

Lounge

3.80m x 4.70m (12' 6" x 15' 5")
uPVC double glazed double doors onto the rear garden, uPVC window overlooking the rear garden, radiators, telephone point, power points and T.V. aerial point.

First Floor

Landing

2.10m x 2.00m (6' 11" x 6' 7")
With Loft access hatch

Bedroom One

3.10m x 4.60m (10' 2" x 15' 1")
With built-in cupboard housing the Potterton gas fired central heating boiler, two uPVC double glazed windows overlooking the front of the property, radiator, central heating thermostat and power points.

Bedroom Two

2.80m x 4.70m (9' 2" x 15' 5")
Two uPVC double glazed windows to rear, T.V. aerial point, radiator and power points.

Bathroom

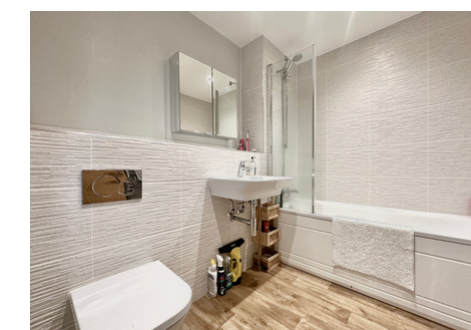
2.40m x 2.00m (7' 10" x 6' 7")
paneled bath with shower above, part tiled surround, low flush W.C., wash hand basin, wall mounted mirrored unit, ladder style radiator, laminate flooring.

Outside

With an outlook over the countryside and beyond. Patio area providing ideal outdoor seating leading to lawned area, enclosed by fencing.
Side access leads to the front of the property.

Parking

To the front, the property benefits from one allocated parking space and two communal parking spaces (shared between 3 properties).



At a glance...
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.