



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'

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

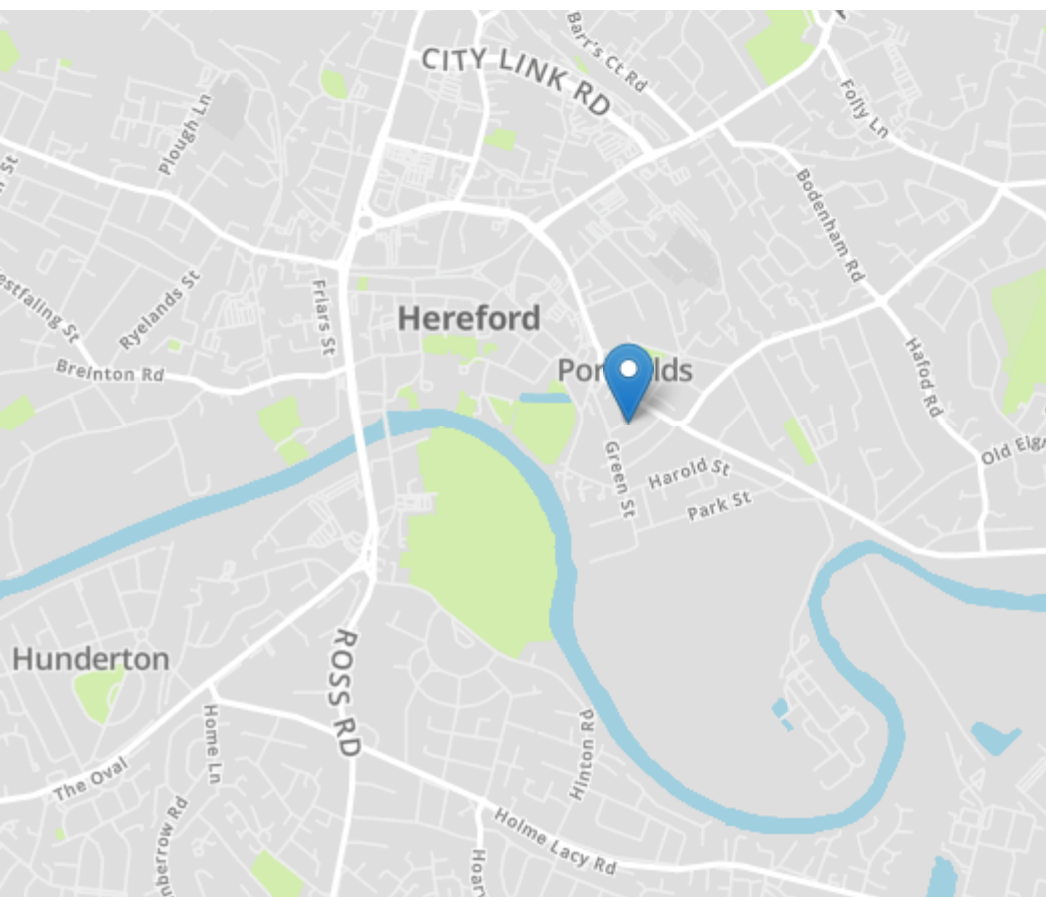
18 Grove Road
Grove Road HR1 Hereford HR1 2QP

£299,950



DIRECTIONS

From Hereford City proceed east onto A438 St Owen Street, turn right onto Grove Road where the property can be found on the left hand side. For those who use 'What3words' //shall.silver.frame



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(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.



• 3 bedrooms • Desirable location • Period Property • Recently undergone substantial renovation • No onward chain

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR

OVERVIEW

Pleasantly located in the sought after residential area of St James, property which has recently undergone some substantial works to include re-roofing, new central heating and new kitchen area, but does allow the incoming purchaser to make their own mark should they if so wish. With spacious accommodation benefitting from family room, sitting room, recently refitted kitchen and dining area, cellar ideal for storage, and to the first floor two good size bedrooms, bathroom, separate cloakroom, and a further staircase leads to the second floor where there is a substantial attic bedroom with dormer windows and to the rear of the property there is a pleasant enclosed garden area enjoying south to southeasterly aspect therefore getting the sun for the majority of the day.

Enjoying a very convenient position within walking distance from Hereford City, with on street permit parking and being sold with no onward chain this property offers ideal accommodation within Hereford City. St James benefits from a range of amenities as its only a walking distance from the city centre amenities, close-by is a primary school and beautiful walks with the river wye and Castle green only a short distance away.

In more detail the property comprises:

Canopy Porch

Front door leads to:

Reception Hall

Having radiator and wood effect flooring.
Strip pine door leads to:

Sitting Room

3.25m x 4.23m (10' 8" x 13' 11") Into bay. Having feature fireplace with open grate and tiled hearth, double glazed bay window to front, and wood effect flooring.

Kitchen/Family Room

4.47m x 5.55m (14' 8" x 18' 3")
Dining Area:
Having oak flooring, recess which would have been the original fireplace, and coving.
Large archway opening through to:
Kitchen Area:
A recently refitted kitchen comprising, stainless steel sink with mixer tap over, storage beneath, dishwasher to the side, 4 ring ceramic hob with stainless steel and glass extractor canopy over, store cupboards either side with built-in double oven with storage above and below, further matching display area, integrated fridge and freezer, useful range of eye level store cupboards with base units below, and half glazed door giving access to the outside, period radiator.
Sliding door leads to:

Utility Area

With enclosed low flushed WC, laminate working surface with space and plumbing for washing machine, cupboard housing Worcester gas fired combination boiler serving domestic hot water and central heating, ceramic tiled floor, small vanity unit and double glazed window.

Approached from the main inner hallway stairs gives access to:

Large Cellar Area

4.45m x 5.11m (14' 7" x 16' 9")
Providing ideal storage and could be further developed subject to the necessary building regulations.
Having bricked floor, consumer unit for the electrics and power points.

From the kitchen/family room a staircase leads to:

FIRST FLOOR

Landing

Door leads to:

Bedroom 1

3.33m x 4.30m (10' 11" x 14' 1")
A very spacious room with built-in single wardrobe with hanging rail, and two large double glazed windows with outlook to the front.

Bedroom 2

3.44m x 3.07m (11' 3" x 10' 1")
With wood effect flooring, radiator, power points, under stairs storage, double glazed window with outlook to the rear, and built-in wardrobe unit with hanging rail.

Separate Cloakroom

With white suite comprising, low flush WC, bracket wash hand basin, airing cupboard with lagged hot tank with immersion and shelving above.

Separate Bathroom

A newly fitted suite comprising, panelled bath with shower over glazed screen to the side and tiled surround, low flush WC, pedestal wash hand basin, radiator, double glazed window with pleasant outlook to

the rear garden.

A further staircase leads to:

SECOND FLOOR

Bedroom 3

4.23m x 3.0m (13' 11" x 9' 10")
With eaves storage, skylights to both front and rear aspects providing ample light, and double panelled radiator.

OUTSIDE

To the rear of the property there is an attractive gravelled patio/sun terrace area, outside water tap and this in turn leads onto lawned garden area, flower and shrubbery boards, and to one corner there is a timber garden workshop/storage, and the property also enjoys a rear access facility onto a walkway at the rear of Grove Road and Grenfell road which in turn gives access onto Ledbury Road or further into St James and the Castle Green Area giving easy access to and from Hereford.

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.



At a glance...

- Sitting Room 3.25m x 4.23m (10' 8" x 13' 11")
- Kitchen/Family Room 4.47m x 5.55m (14' 8" x 18' 3")
- Utility Area
- Large Cellar Area 4.45m x 5.11m (14' 7" x 16' 9")
- Bedroom 1. 3.33m x 4.30m (10' 11" x 14' 1")
- Bedroom 2. 3.44m x 3.07m (11' 3" x 10' 1")
- Bedroom 3. 4.23m x 3.0m (13' 11" x 9' 10")

And there's more...

- Sought after area
- Walking distance to city centre
- Cellar