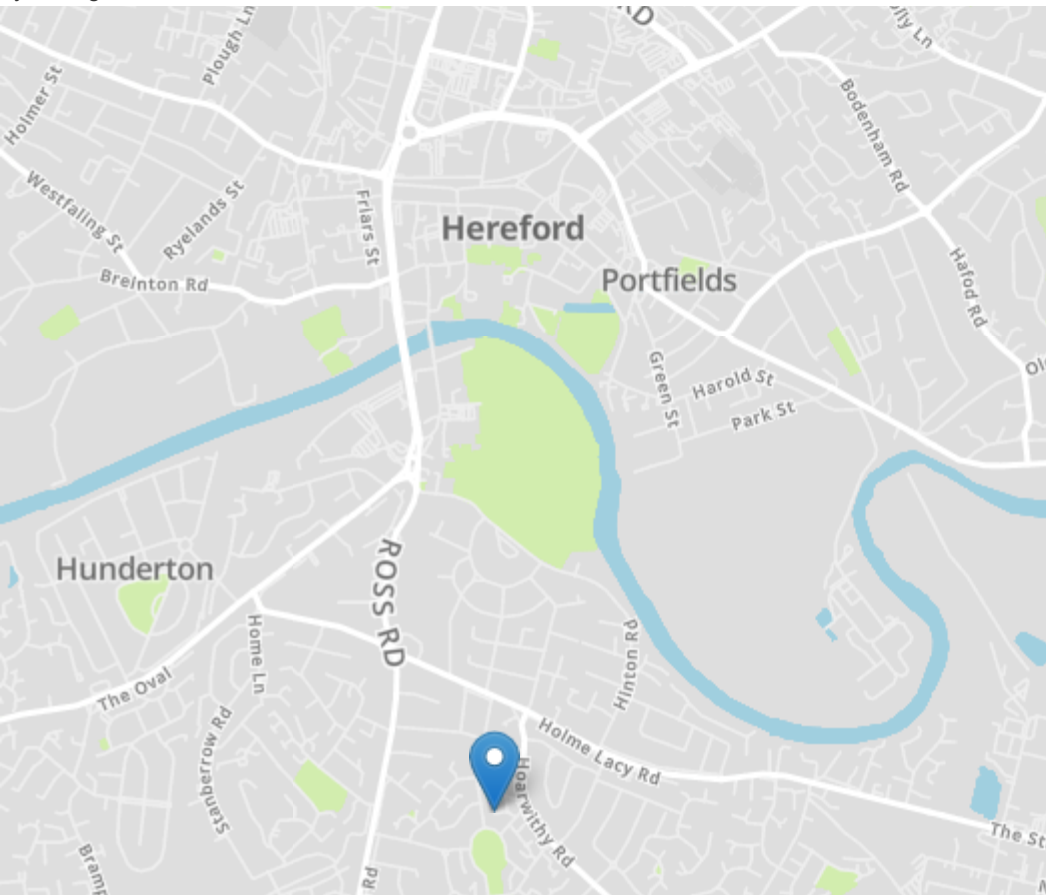




DIRECTIONS

From Hereford City proceed A49 south over Greyfriars Bridge keeping in the left hand lane and follow onto Ross Road. At the traffic lights proceed straight over continuing on the Ross Road and at the second set of traffic lights turn left into Waggoners Way. Take the first exit and continue to Staddlestone Circle. At the junction turn left and then take the second left into Orchard Avenue and then first left into Stable Drive where the property is located on the left hand side as indicated by the Agents for sale board. For those who use 'What3words'///mutual.direct.loans



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax ban 'E'

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	80	88
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

5 Stable Drive
Hereford HR2 6SH

£400,000



• 6 bedroom detached property • Garden and garage • A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Recently fully renovated

Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

This six bedroom detached property, recently completely renovated, set on three levels with the benefit of gas central heating, double glazing, ground floor WC, open plan kitchen/diner, lounge; on the first floor, en-suite shower to master bedroom, three further bedrooms, family bathroom; a shower room to the second floor with a further two bedrooms, garden and garage. The property is located to the south of Hereford city in the popular residential district of Saxon Gate. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

GROUND FLOOR

RECEPTION HALL

The reception hall comprises of: entry via the double glazed door to the front elevation; natural oak effect laminate flooring; two ceiling light points; a staircase leading to the first floor with a fitted carpet; a central heating radiator, and a large understairs storage cupboard.

DOWNSTAIRS WC

The downstairs WC comprises of: a wash hand basin with hot and cold chrome taps over; splash tiling; a low level WC; natural oak effect laminate flooring; a central heating radiator; a double glazed window to the rear elevation with obscured glass, and a ceiling light point.

LOUNGE

6m x 3.4m (19' 8" x 11' 2")
The lounge comprises of: internal french doors from the reception hall; a double glazed window to the front elevation; double glazed french doors to the rear garden; natural oak effect laminate flooring; two ceiling light points; a television point; power points; a telephone point; a fuse for an electric fireplace, and two central heating radiators.

OPEN PLAN KITCHEN/DINER

6m x 3.1m (19' 8" x 10' 2")
The open plan kitchen/diner comprises of: natural oak effect laminate flooring; a double glazed window to the rear elevation; a double glazed door to the side access; spotlights; quartz work surfaces over fitted base units; fitted wall units; a BEKO electric oven; a BEKO four ring electric hob; a BEKO cooker hood; a Vaillant combi boiler; routed draining space next to a stainless steel Belfast sink, with a chrome mixer tap over; a washing machine; a dishwasher; space for a fridge-freezer; a wealth of power sockets; a ceiling light point; a central heating radiator, and a double glazed window to the front elevation.

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises of: access from the staircase from the ground floor; carpet flooring; a central heating radiator; a large airing cupboard which houses the water tank and pressure system; a staircase with a fitted carpet to the second floor landing, and two ceiling light points.

MASTER BEDROOM

3.8m x 3.5m (12' 6" x 11' 6") - MAXIMUM MEASUREMENT
The master bedroom comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the rear elevation; a television point; power points, and access to the en-suite.

MASTER ENSUITE

The master ensuite comprises of: a low level WC; a wash hand basin with chrome mixer tap over; fitted vanity space; full tiling throughout the shower cubicle; a shower cubicle with a glass sliding door, and mains shower unit; a double glazed window to the rear elevation with obscured glass; a ceiling light point; tiled flooring; partly tiled walls, and an extractor point.

BEDROOM FOUR

3m x 3.1m (9' 10" x 10' 2")
Bedroom four comprises of: carpet flooring; a ceiling point; a double glazed window to the rear elevation; a central heating radiator, and power points.

BEDROOM FIVE

3.15m x 3m (10' 4" x 9' 10")
Bedroom five comprises of: carpet flooring; a ceiling light point; a central heating radiator; power points, and a double glazed window to the front elevation.

BEDROOM SIX

2.5m x 3m (8' 2" x 9' 10") - MAXIMUM MEASUREMENT
Bedroom six comprises of: carpet flooring; a ceiling light point; a central heating radiator, and a double glazed window to the front elevation.

BATHROOM

The bathroom comprises of: a bath with hot and cold taps over, and a mains shower unit; a wash hand basin with chrome hot and cold taps over; splash tiling; tiled flooring; a low level WC; a central heating radiator; a double glazed window to the front elevation with obscured glass; a ceiling light point, and an extractor point.

SECOND FLOOR

SECOND FLOOR LANDING

The second floor landing comprises of: carpet flooring; two ceiling light points; loft access; a central heating radiator, and a storage cupboard.

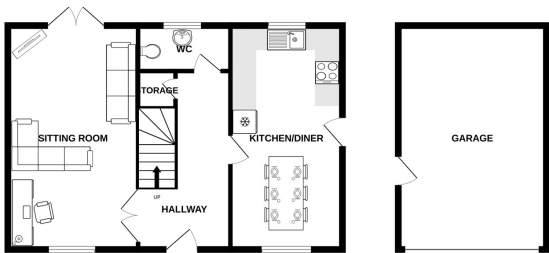
BEDROOM TWO

3.5m x 5.25m (11' 6" x 17' 3") - MAXIMUM MEASUREMENT
Bedroom two comprises of: carpet flooring; two ceiling light points; a television point; power points; a central heating radiator, and a double glazed window to the front elevation.

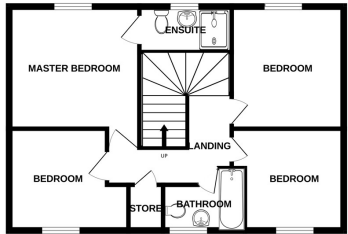
BEDROOM THREE

5.25m x 3.2m (17' 3" x 10' 6")
Bedroom three comprises of: carpet flooring; two ceiling light points; dual aspect double glazed windows to the side elevation; a double glazed window to the front elevation; power points; a television point, and a central heating radiator.

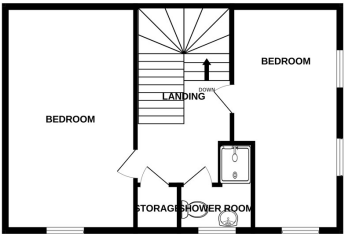
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Made with Metropix ©2025

SHOWER ROOM

The shower room comprises of: tiled flooring; partly tiled walls; a low level WC; a central heating radiator; a ceiling light point; a ceiling extractor point; a corner wash hand basin with a mixer tap over; and, a shower cubicle with a glass folding door, mains shower unit, and tiled walls.

OUTSIDE

FRONT APPROACH

The front approach comprises of: a laid stone area; access to a single garage (with power, lighting, and a pitched roof) via an up and over door; a tarmac driveway allowing parking for three+ vehicles; a gated access to the rear garden, and entry to the property via a double glazed door to the front elevation.

REAR GARDEN

The rear garden comprises of: a patio seating area; some timber sleepers reinforcing a lawn a west-facing lawn area; flower beds; vegetable beds; fencing around the boundary; an outdoor tap, and gated access to the side passage leading to the driveway.



At a glance...

✔ LOUNGE: 6m x 3.4m (19' 8" x 11' 2")

OPEN PLAN KITCHEN/DINER: 6m x 3.1m (19' 8" x 10' 2")

✔ MASTER BEDROOM: 3.8m x 3.5m (12' 6" x 11' 6") - MAXIMUM MEASUREMENT

BEDROOM TWO: 3.5m x 5.25m (11' 6" x 17' 3") - MAXIMUM MEASUREMENT

BEDROOM THREE: 5.25m x 3.2m (17' 3" x 10' 6")

BEDROOM FOUR: 3m x 3.1m (9' 10" x 10' 2")

BEDROOM FIVE: 3.15m x 3m (10' 4" x 9' 10")

BEDROOM SIX: 2.5m x 3m (8' 2" x 9' 10")

And there's more...

- ✔ Riverside walks nearby
- ✔ Off road parking
- ✔ 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.