



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'D'

**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**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

5 Scots Close

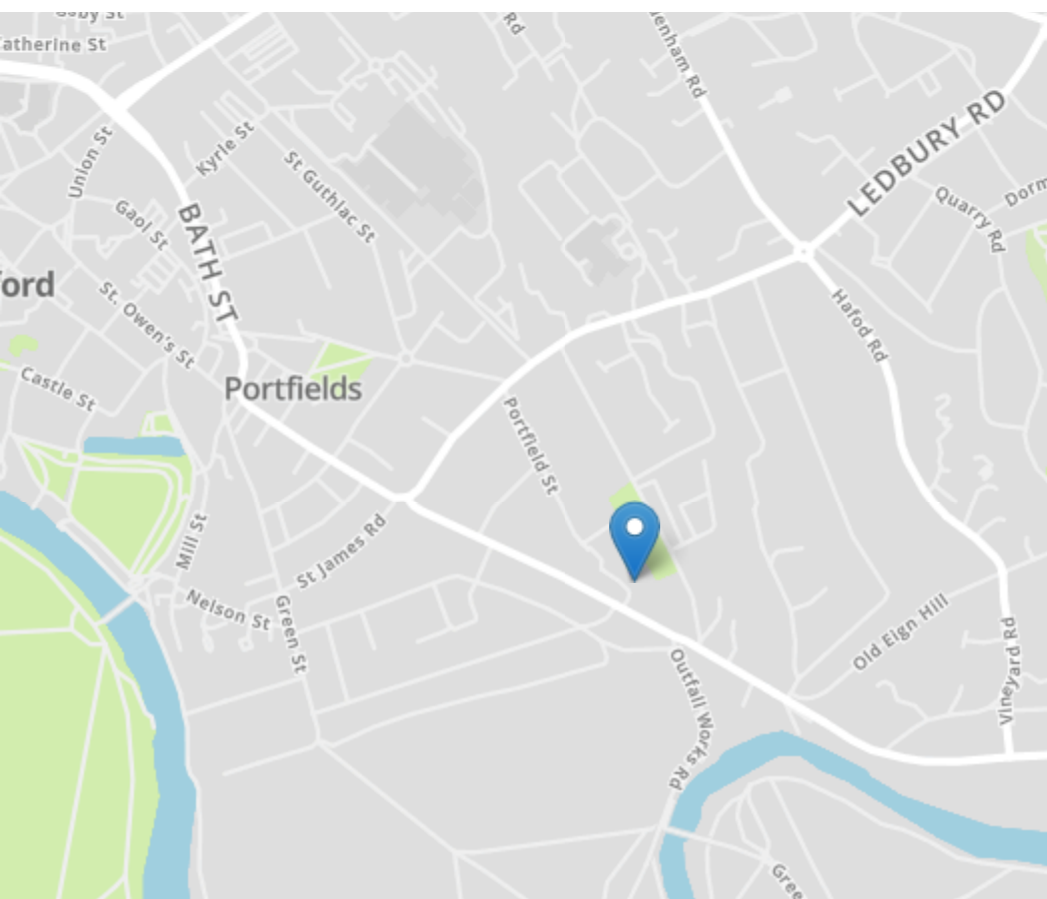
Hereford HR1 2RT

**Guide Price £280,000**



**DIRECTIONS**

From Hereford city proceed onto A438 St Owen's Street, turn right onto B4224 Eign Road, turn left onto Scots Close and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' //elder.shark.costs



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	85
(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			
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.

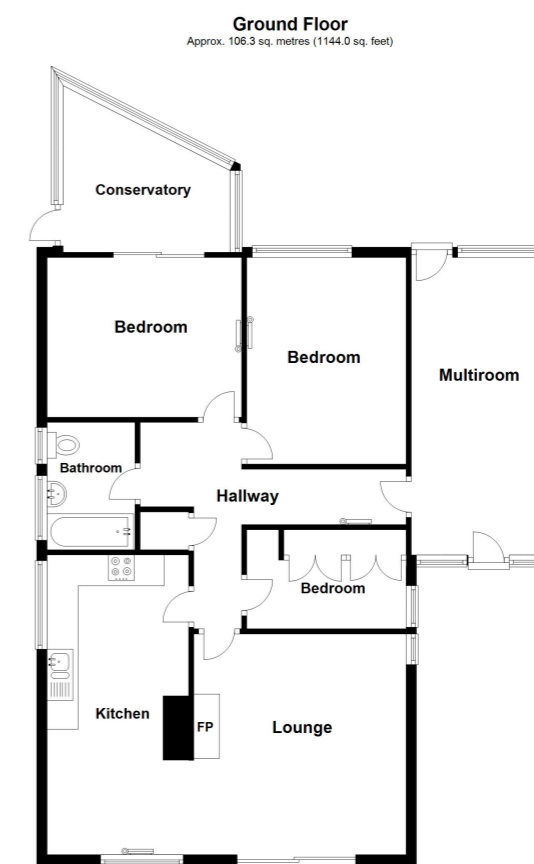


• Detached 3 bedroomed bungalow • No onward chain • landscaped gardens • Gas Central Heating

**Hereford 01432 343477**

**Ledbury 01531 631177**





Total area: approx. 106.3 sq. metres (1144.0 sq. feet)

## OVERVIEW

Pleasantly located in this lovely cul-de-sac position, this desirable three bedroom detached bungalow is offered for sale with no onward chain and has the benefit of gas central heating and the most gorgeous stunning landscaped gardens. The property has kitchen/dining room, living room, garden room, three bedrooms, bathroom and parking for at least one vehicle.

Situated on the fringe of Hereford city and is approximately a 15 minute walk to the city centre, but has a host of amenities close-by including shops, schools, colleges, church and for those who require it a bus service to the city.

Viewing is highly recommended on this property which also benefits from Solar panels, providing free electric and an income.

In more detail the property comprises:  
Double glazed front door to:

### Side Garden Room

6.0m x 2.63m (19' 8" x 8' 8")  
With ceramic floor, wall light points, glazed window and inset glazed door giving access to the rear garden and ample power points.  
Further glazed door leads to:

### Inner Hallway

With radiator, power points, boiler cupboard housing the wall mounted gas fired central heating boiler serving domestic hot water and central heating, shelving to the front access to the roof space and radiator.  
Door through to:

### Living Room

3.96m x 4.35m (13' 0" x 14' 3")  
With double panelled radiator, power points, picture rail and sliding patio doors giving access to front garden area and magnificent views of the beautifully stocked garden.  
Opening through to:

### Kitchen/Dining Room

2.43m x 5.86m (8' 0" x 19' 3")  
Kitchen Area;  
Fitted with a range of units comprising of 1.5 bowl sink, storage beneath, space and plumbing to the side for the washing machine, range of working surfaces with drawers, cupboards below, 4 ring gas hob with stainless steel back and stainless steel extractor canopy over, built-in double oven, range of eye level store cupboards and further recessed pantry cupboards with pull out shelving.  
Dining Area;  
With ample space for table, further double glazed window to the front, radiator and power points.

### Bedroom 1

3.26m x 3.86m (10' 8" x 12' 8")  
With picture rail, radiator, power points and sliding double glazed patio doors giving access to:

### Conservatory

Of uPVC double glazed construction, power points, personal door giving access to rear garden and magnificent outlook.

### Bedroom 2

3.0m x 4.0m (9' 10" x 13' 1")  
With large single panel radiator, picture rail, power points and double glazed window with outlook to rear.

### Bedroom 3/Office

3.0m x 1.88m (9' 10" x 6' 2")  
Having radiator, power points, window to side and is fitted out with a range of fitted his and hers wardrobes facilities because this is currently used as a dressing room, but but these could be removed to create a larger room if so required.

### Bathroom

Fitted with a suite comprising panelled bath, electric shower over and tiled surround, pedestal wash hand basin, low flush WC, part tiled walls, heated circular feature radiator/towel rail and double glazed windows allowing plenty of light.

## OUTSIDE

The property is approached from the cul-de-sac via a tarmacadamed driveway providing parking and access to the property. The front garden is beautifully stocked with various shrubs and ornamental trees, an ornamental pond, rockery area, and it is fair to say it is very much a feature to the property. From here there is access down the side of the property which leads to the rear garden and a paved area directly off the conservatory and the garden room/garden summerhouse which provides additional seating area and storage where from here one step leads onto the lawned garden, again stocked with a variety of ornamental shrubs and bushes giving colour throughout the year.



## At a glance...

- Garden Room 6m x 2.63m (19'8" x 8'8")
- Living Room 3.96m x 4.35m (13' x 14'3")
- Kitchen/Dining Room 2.4m x 5.86m (8' x 19'3")
- Bedroom 1. 3.26m x 3.86m (10'8" x 12'8")
- Bedroom 2. 3.0m x 4.m (9'10" x 13'1")
- Bedroom 3. 3.m x 1.88m (9'10" x 6.2")

## And there's more...

- Walking distance to the city
- Amenities close by
- Popular residential area
- Solar Panels providing free electric and income

## 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.