



34 Elgar Avenue, Hampton Park
Hereford HR1 1TY

£400,000



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

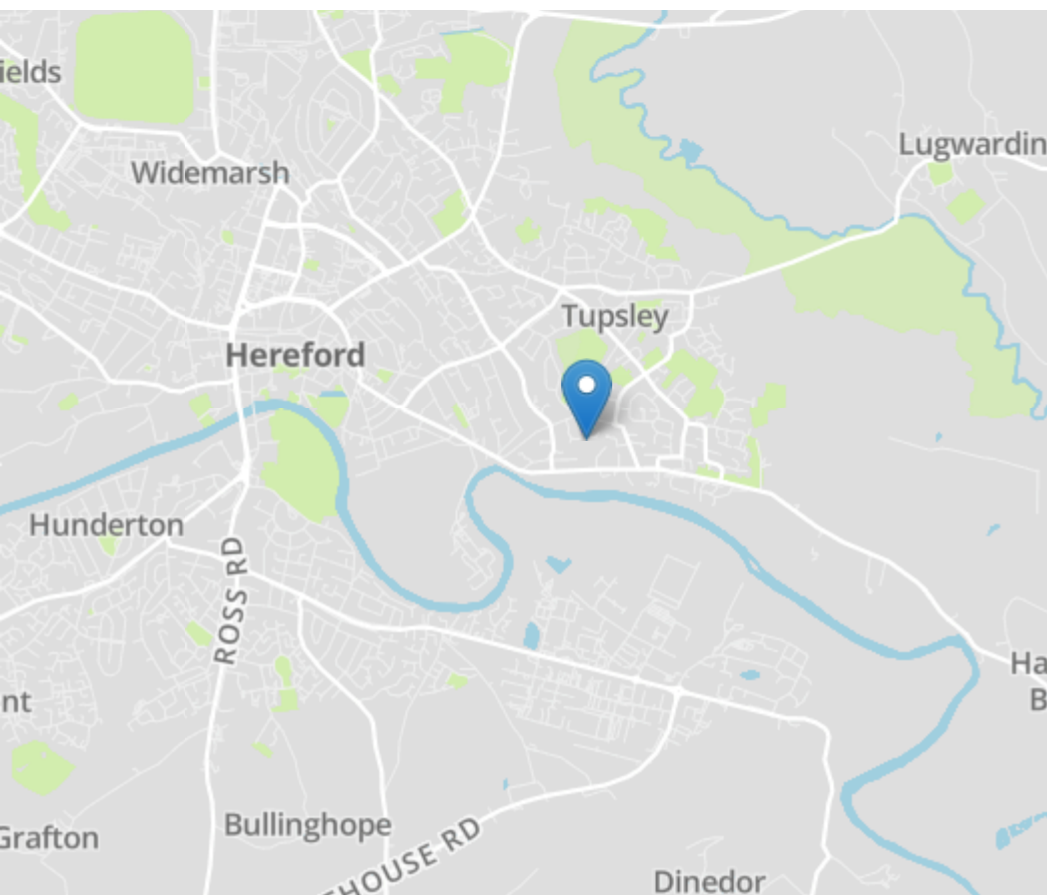
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City proceed onto A438 Ledbury Road, turning right onto B4224 Eign Road, turn left onto Lichfield Avenue and immediately right onto Old Eign Hill, at the staggered cross roads go straight over continuing on Old Eign Hill, turn right onto Elgar Avenue and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' //jobs.dash.prompting



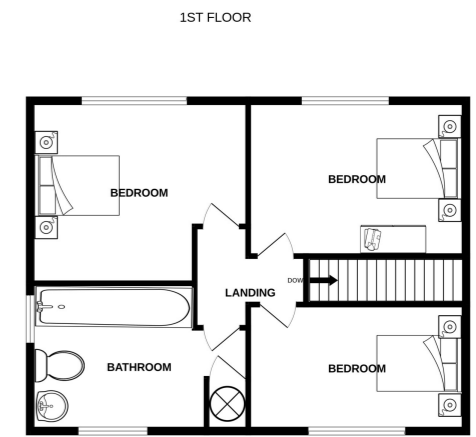
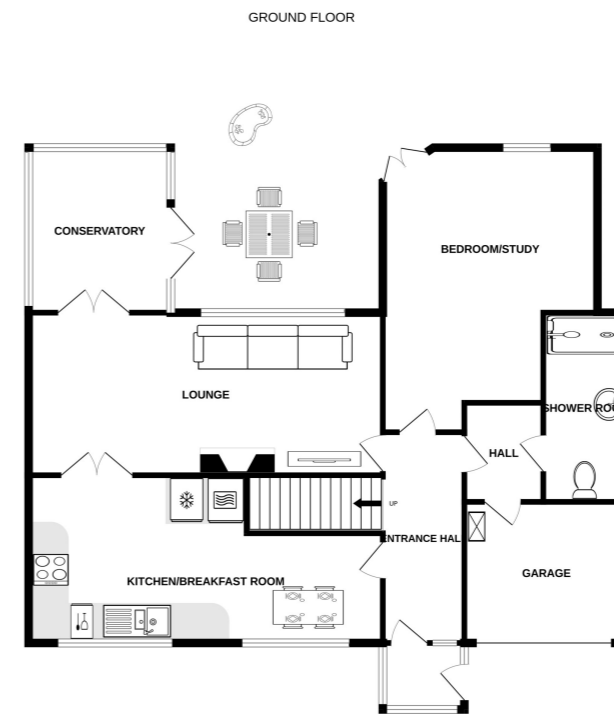
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

• Detached 3 bedroom property • Downstairs cloaks/shower room • Conservatory • Off road parking

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

A well presented 3 bedroom detached property, comprising downstairs cloaks/shower room, multiple reception rooms, conservatory, 3 bedroom, family bathroom, gardens and off road parking.

Pleasantly located in the sought after area of Hampton Park, located 1.5 - 2miles east of Hereford city centre, close to a vast array of amenities to include very popular Primary and Secondary school, public house, church and regular bus service.

In more detail the property comprises:

Timber front door, with double glazed integral glass, at the side elevation leads to:

Entrance Porch

1.47m x 1.32m (4' 10" x 4' 4")

Having tiled floor, and ceiling light point.

Timber door with obscured glass leads to:

Entrance Hall

1.37m x 4.42m (4' 6" x 14' 6")

A lovely bright spacious area with exposed wooden flooring, radiator, and wall light point.

Lounge

5.97m x 3.2m (19' 7" x 10' 6")

With carpet flooring, new spot light points above, radiator, log burning stove, with oak mantle over, TV and telephone point.

Internal folding doors with integral glass lead to:

Kitchen/Dining Room

2.18m x 5.97m (7' 2" x 19' 7")

Kitchen Area:

With oak engineered flooring, oak feature beam above.

With a recently fitted kitchen, with soft close wall, drawer and base units, and corner storage, working surfaces, 1.5 bowl sink and drainer, mixer tap over, chest height Bosch double oven, Bosch induction hob and Bosch cooker hood over, integrated fridge/freezer and double glazed window to the front elevation.

Dining area:

With continued oak engineered flooring, radiator, ceiling light point above, door back to entrance hall and double glazed window to the front elevation.

From the lounge glass french doors lead to:

Conservatory/Summer Room

2.44m x 3.0m (8' 0" x 9' 10")

Of timber construction with a corrugated sheet roof, and double glazed all around, wall light, carpet flooring, and french doors opening in onto a patio seating area.

Multi Purpose Annex/Study

3.6m x 5.6m (11' 10" x 18' 4")

Ideal potential study/bedroom/studio, and forms part of an extension, comprising, carpet flooring, radiator, two ceiling light points with dimmer switches, power points and TV point, timber french doors, with integral glass to the rear elevation, double glazed window to the rear elevation and double glazed obscured glass to the side elevation.

Inner Hallway

Having lino flooring, and ceiling light point with dimmer switch.

Door to:

Cloakroom/Shower Room

1.45m x 3.2m (4' 9" x 10' 6")

This room has been created from part of the garage.

With low level WC, wash hand basin with mixer tap over, two double glazed windows with obscured glass to the side aspect, towel radiator, large cubicle with electric shower over and glass screen, extractor fan and two ceiling light points.

From the front reception hall a carpeted stairs leads to:

FIRST FLOOR

Landing

With ceiling light point, recently fitted carpet, double glazed obscured glass window above the staircase, and access hatch to loft space.

Bedroom 1

3.35m x 3.45m (11' 0" x 11' 4")

With recently fitted carpet, ceiling light point, double glazed window to the rear elevation, power points, TV point, fitted storage cupboards, and views across open countryside in the distance.

Bedroom 2

3.35m x 2.44m (11' 0" x 8' 0")

A double room with recently fitted carpet, ceiling light point, power points, radiator, and double glazed window to the rear elevation with beautiful views across open countryside.

Bedroom 3

2.24m x 3.48m (7' 4" x 11' 5")

A god sized bedroom with recently fitted carpet, power points, radiator, double glazed window to the front elevation.

Bathroom

1.47m x 2.59m (4' 10" x 8' 6")

With timber cladding on the walls, bath with hot and cold tap over, ceiling light points, double glazed obscured glass windows to the side and front elevation, low level WC, radiator and airing cupboard which houses the immersion heater and shelving.

OUTSIDE

At the front of the property there is a dropped curb allowing access and parking for one plus vehicles, and with flowerbeds, shrubbery borders, a selection of trees and gravel/stoned area for low maintenance around the sides, but this area could have further potential for a larger driveway if so required. The rear garden is southeast facing and there is a patio seating area immediately off the rear of the property and from here there is an ornamental pond and multiple fruit trees, pergola archway which leads through to a lawned area which wraps around the trees. To one side there is a garden shed, potting shed and a glass greenhouse, and this garden is boundaried by hedging.

Former Garage

This area is now for storage area and would not be large enough to house a vehicle.

Having up and over door at the front aspect, personal door to the property, also housing the Worcester Greenstar Central heating boiler, consumer unit/fuse box, mains gas meter, power, lights and has a concrete floor beneath



At a glance...

- Entrance Porch 1.47m x 1.32m (4' 10" x 4' 4")
- Entrance Hall 1.37m x 4.42m (4' 6" x 14' 6")
- Cloakroom/Shower Room 1.45m x 3.2m (4' 9" x 10' 6")
- Lounge 5.97m x 3.2m (19' 7" x 10' 6")
- Conservatory 2.44m x 3.0m (8' 0" x 9' 10")
- Kitchen/Breakfast Room 2.18m x 5.97m (7' 2" x 19' 7")
- Annex/Study 3.6m x 5.6m (11' 10" x 18' 4")
- Bedroom 1. 3.35m x 3.45m (11' 0" x 11' 4")
- Bedroom 2. 3.35m x 2.44m (11' 0" x 8' 0")
- Bedroom 3. 2.24m x 3.48m (7' 4" x 11' 5")
- Bathroom 1.47m x 2.59m (4' 10" x 8' 6")

And there's more...

- Close to Hereford City
- Close to local amenities
- Popular residential area

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.