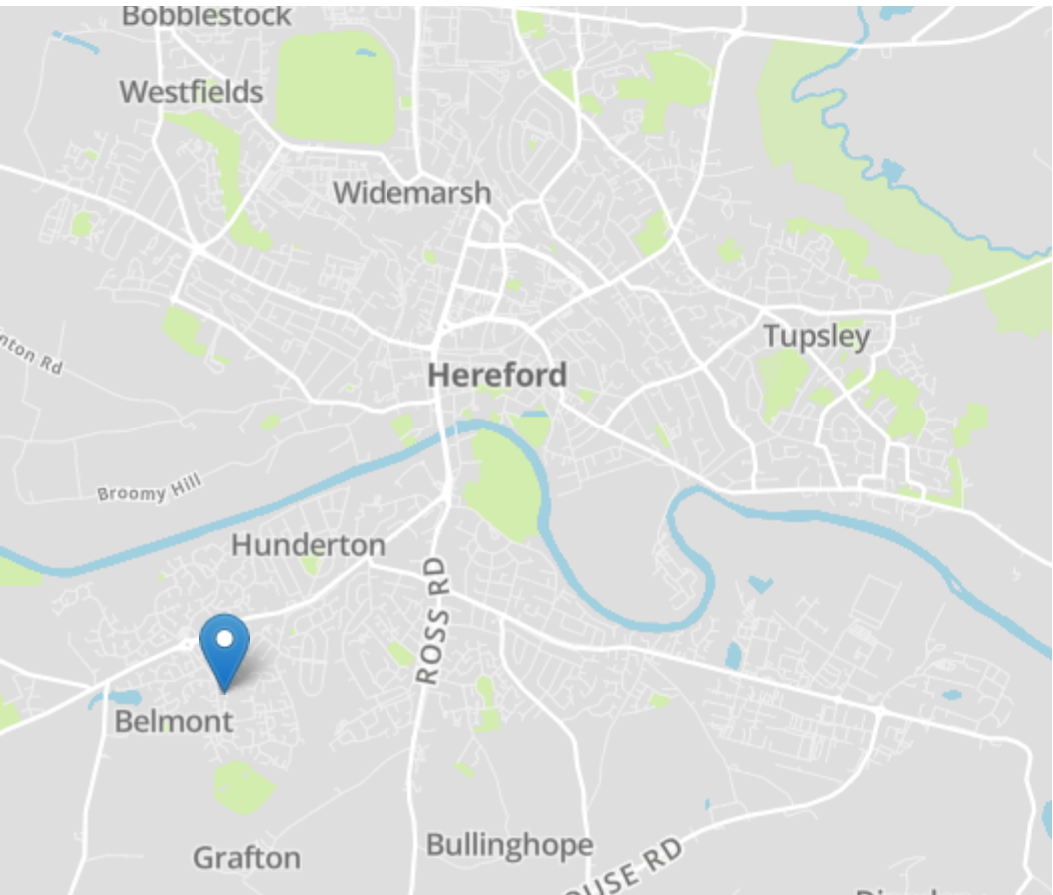




DIRECTIONS

From Hereford City proceed south onto A49 towards Belmont Road A465 for approximately 1.1 miles, at the roundabout take the first exit onto Southolme Road, and continue for approximately 350ft bear left onto Waterfield Road, and the property can be found on the right hand side as indicated by the Stooke Hill and Walshe For Sale Board. For those who use 'what3words'///groom.vibes.signal



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services

Outgoings

All mains services are connected to the property

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+)	A	63	77
(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.

107 Waterfield Road
Hereford HR2 7EY

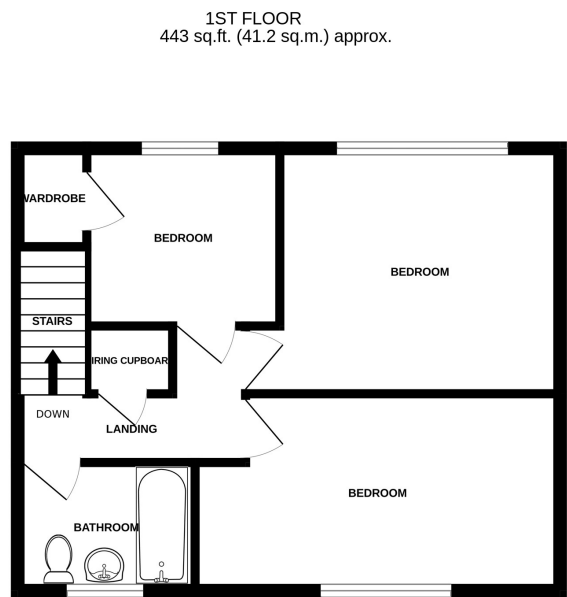
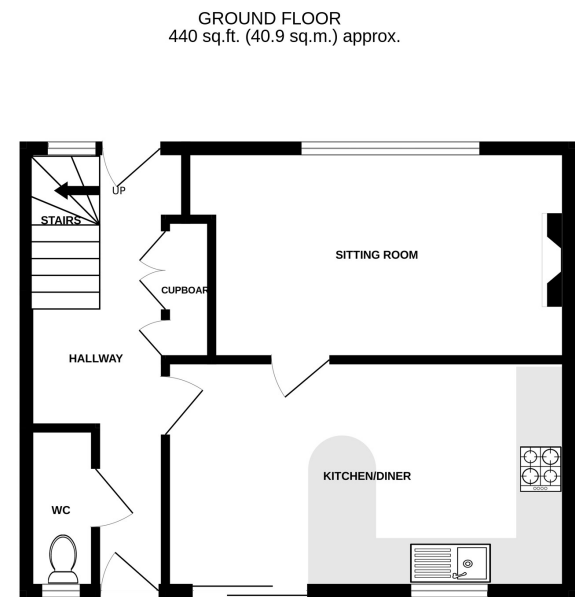
£200,000



- A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL
- No onward chain
- Garage

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.
Made with Metropix ©2025

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

OVERVIEW

A 3 bedroom mid-terraced property benefitting from; downstairs WC, kitchen/dining room, lounge, 3 bedrooms, bathroom, garden and garage. There is no onward chain. Please note: probate has not been granted on this property. Nearby are a range of excellent amenities, including primary and secondary schools, shops, public houses, a large Asda, Tesco superstore, a pharmacy, doctors, dental surgeries, also nearby fields plus woodland walks and sports facilities are available at Hereford Leisure Centre with an indoor pool and gym. Having easy access to Hereford City Centre via bus routes, offering a variety of shops, bars, restaurants and amenities to include cinema, County Hospital and railway station. In more detail the property comprises:

Double glazed door at the front elevation leads to:

Entrance Hall

With a double glazed glass panel at the side of the front door, 2 ceiling light points, radiator, ample fitted storage to include a large under stairs storage area, laminate flooring, electrical consumer unit which was fitted in 2018, and double glazed door to the rear elevation. Door to:

Downstairs WC

With continued laminate flooring, ceiling light point, double glazed obscured glass to the rear elevation, space and plumbing for a wash hand basin but currently this space is being used for a washing machine.

Open Plan Kitchen/Dining Room

5.3m x 3.0m (17' 5" x 9' 10")

Kitchen Area:

With tiled floor, ceiling light point, fitted kitchen with wall and ample base units, roll top working surfaces, overhang on the central working surface creates a breakfast bar area ideal for bar stools, integrated appliances to include Beko electric oven, electric 4 ring Beko hob, 1.5 bowl stainless steel sink with drainer, chrome mixer tap over, space for fridge freezer, and radiator. Dining Area:

With laminate flooring, ceiling light point, radiator, and obscured glass french doors opening onto the rear garden. Door to:

Lounge

5.0m x 2.8m (16' 5" x 9' 2") into recess.

With laminate flooring, 2 ceiling light points, power points, Tv point, telephone point, electric fire in a feature fireplace, double glazed window to the front elevation and 2 radiators.

From the hallway a carpeted stairs leads to:

FIRST FLOOR

Landing

With 2 ceiling light points, and a good size storage/airing cupboard which houses the Worcester combi boiler.

Bedroom 1

4.15m x 3.3m (13' 7" x 10' 10")

With double glazed window to the front, ceiling light point, carpet flooring, power points, TV point, and radiator.

Bedroom 2

2.6m x 4.7m (8' 6" x 15' 5")

With carpet flooring, ceiling light point, radiator, and double glazed window to the rear elevation.

Bedroom 3

2.5m x 2.5m (8' 2" x 8' 2")

With carpet flooring, ceiling light point, power points, good size walk in wardrobe over the stair bulkhead with hanging rail, storage shelving, carpet flooring, and double glazed window to the front elevation.

Bathroom

Having a white comprising; panelled bath with chrome taps over, pedestal wash hand basin with chrome taps over, low level WC, part tiled walls, ceiling light point, tiled floors and obscured glass window.

OUTSIDE

The property is set back from Waterfield Road behind some greenery and trees, there is a public footpath which leads to the gated entrance into the front garden where there is artificial grass, and flowerbeds surrounding, and from here there is a small decked seating area. The pathway leads down some steps to the front door. The rear garden is very low maintenance which has artificial grass, concrete area, 2 flowerbeds, pathway with steps, and a patio to one side, further artificial grass and stone laid with fencing surround and brick walls, outdoor tap, and a garage.

Garage

With up and over door, power/light and a personal door at the rear giving access directly onto the garden.

AGENTS NOTE:

August 2025. This property has not had probate granted.

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...

- ✔ Open Plan Kitchen/Dining Room 5.3m x 3.0m (17' 5" x 9' 10")
- Lounge 5.0m x 2.8m (16' 5" x 9' 2")
- ✔ Bedroom 1. 4.15m x 3.3m (13' 7" x 10' 10")
- Bedroom 2. 2.6m x 4.7m (8' 6" x 15' 5")
- Bedroom 3. 2.5m x 2.5m (8' 2" x 8' 2")

And there's more...

- ✔ Close to local amenities
- ✔ Low maintenance garden
- ✔ No onward chain
- ✔ Probate hasnt been granted