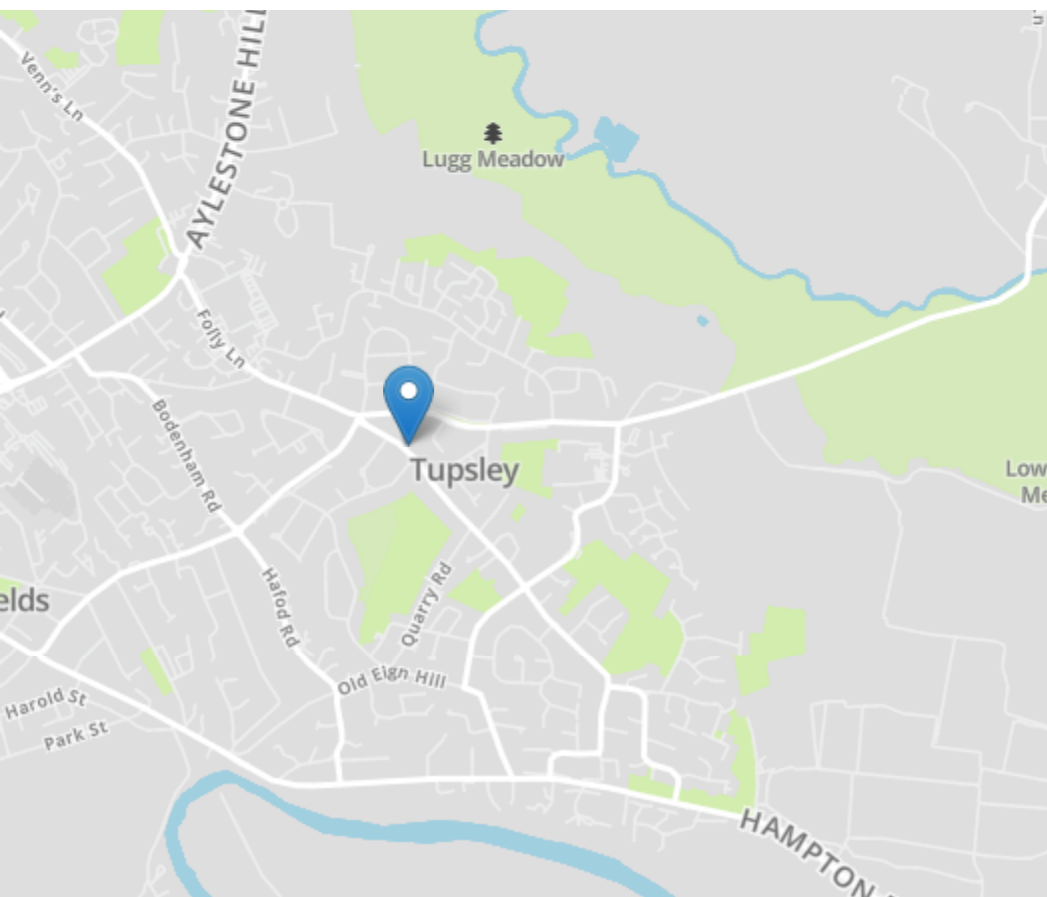




DIRECTIONS

From Hereford City, proceed east onto A438 Ledbury Road, at the traffic lights turn right onto Church Road and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use "What3words" //varieties.vent.mice



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(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.

45 Church Road
Hereford HR1 1RR

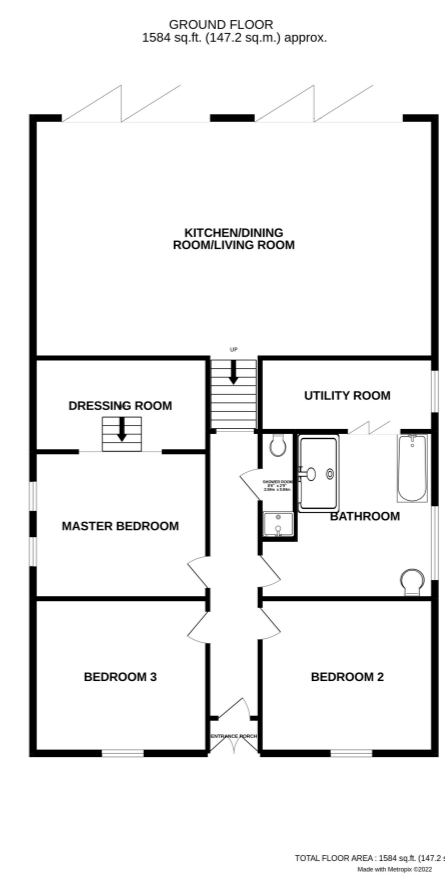
£499,950



- 3 bedrooomed detached bungalow • Master bedroom with dressing room • Popular area of Hereford • Close to local amenities
- Three double bedrooms

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Located in the highly sought after and a popular location east of Hereford city, this beautifully updated 3 bedroomed detached bungalow with garage and off road parking offers ideal accommodation for any retired purchasers who wish to have local amenities close at hand. The bungalow is a short stroll from a diverse range of local amenities nearby including local family butchers, post office, shops, GP surgery and pharmacy, excellent schools, colleges and a bus service to the city itself.

In more detail the property comprises of: uPVC double glazed front door leads to:

Entrance Porch

Having laminate flooring.
Door leads to:

Entrance Hall

Having loft access hatch, power points, central heating thermostat and porcelain tiled flooring.
Door leads to:

Bedroom 3

4.2m x 3.7m (13' 9" x 12' 2")
Having uPVC double glazed windows to front, radiator and power points.

Bedroom 2

4.2m x 3.7m (13' 9" x 12' 2")
Having uPVC double glazed window to front,

radiator and power points.

Master Bedroom

3.9m x 3.7m (12' 10" x 12' 2")
Having inset wood burning stove with tiled hearth and wooden mantle over, uPVC double glazed windows to side, power points, telephone point and inset downlighters.
Steps leads to:

Dressing Room

2.8m x 3.2m (9' 2" x 10' 6")
A fully equipped dressing room benefitting from shelving, railing central dressing table with mirror above, power points and downlighters.

Family Bathroom

Benefitting from a feature stand alone bath, large walk-in shower with glass surround and rain forest shower head above, his and hers wash hand basin with mixer tap above, large vanity unit below and central inset mirror, low flush WC, partly tiled surround, inset downlighters, uPVC double glazed window to side and ceramic tiled flooring.

Bi-folding door leads to:

Utility Space

3.2m x 1.1m (10' 6" x 3' 7")
Having space and plumbing for a washing machine and tumble dryer, uPVC double glazed

window to side, consumer unit, power points and ceramic tiled flooring.

From entrance hall door leads to:

Wet Room

Having shower with rainforest shower head, wash basin with mixer tap above and vanity unit below, low flush WC, fully tiled surround and ceramic tiled flooring.

From the entrance hall steps lead down to:

Feature Open Plan Kitchen/Dining/Living Space

7.8m x 8.5m (25' 7" x 27' 11")

Kitchen Area:

Benefitting from a range of blue shaker style base units with a working surface over to include inset dishwasher, large pantry cupboard, 1.5 bowl sink unit with mixer tap above, range Smeg cooker with 6 ring gas hob and extractor canopy above, space for a large American style free standing fridge/freezer, power points, inset downlighters, large feature central island which has been extended to create a breakfast bar with a range of base units, power points and lighting above.

Lounge/Dining Area:

Having porcelain tiling throughout, inset downlighters, two sets of bi-folding doors leading onto rear garden, central wood burning stove and power points.

From this feature open plan kitchen/dining/living space bi-fold doors lead onto:

Outside

The rear garden which has large Indian flagstones to create the perfect outdoor seating, to the right hand side steps lead up to additional hard landscaped area and provides access to the front. From the paved patio there is a step that leads down onto the main gardens which are laid to lawn and are enclosed with fencing. To the front of the property is access from the main road via a driveway providing parking for several vehicles and in turn gives access to the garage.

Garage

2.4m x 5.1m (7' 10" x 16' 9")
Having an electric roller door, power and light.



At a glance...

- Kitchen/Dining/Lounge 7.8m x 8.5m (25'7" x 27'11")
- Utility 3.2m x 1.1m (10'6" x 3'7")
- Master Bedroom 2.8m x 3.2m (9'2" x 10'6")
- Dressing Room 2.8m x 3.2m (9'2" x 10'6")
- Bedroom 2. 4.2m x 3.7m (13'9" x 12'2")
- Bedroom 3. 4.2m x 3.7m (13'9" x 12'2")
- Garage 2.4m x 5.1m (7'10" 16'9")

And there's more...

- Ideal retirement accommodation
- garage and off road parking
- beautifully presented

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.