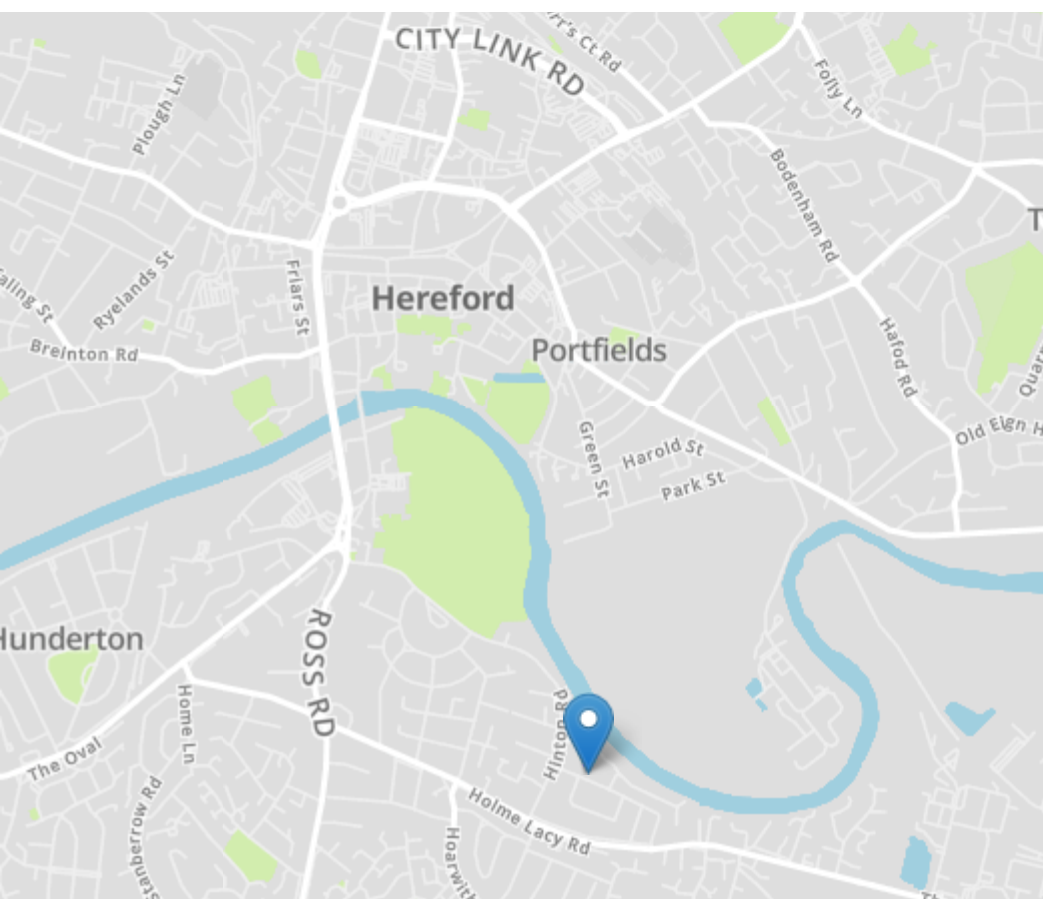




## DIRECTIONS

From Hereford City proceed south on A49 towards Ross Road, turn left onto Hinton Road, at the mini roundabout take the 2nd exit staying on Hinton Road, turn left onto Putson Ave, and the property can be found on the left hand side as indicated by Stooke, Hill and Walshe For Sale Board. For those who use "What3words"///last.bounty.split



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'C'

### 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](http://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

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.

15 Putson Avenue  
Hereford HR2 6DT

**£215,000**

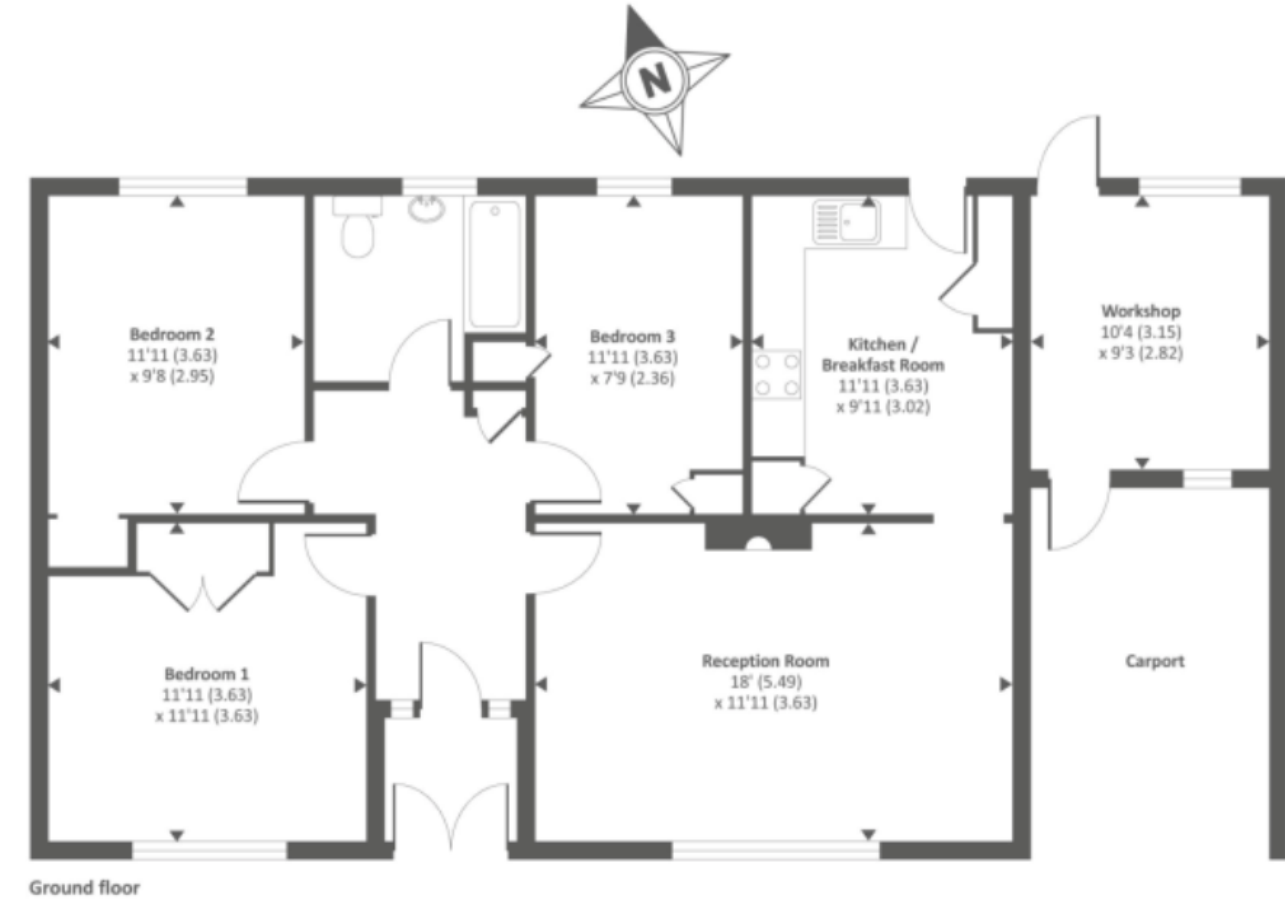


• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

**Hereford 01432 343477**

**Ledbury 01531 631177**





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

#### OVERVIEW

A three bedroom detached pre-fab bungalow, with an exterior brick facade, south of Hereford City, comprises; lounge, kitchen/breakfast room, bathroom, garage, good size gardens on a larger than average plot. NO ONWARD CHAIN

Conveniently located in the popular Putson area of Hereford, this three-bedroom detached bungalow sits on a sizeable plot, with a variety of amenities which can be found nearby to include shops, schools, public house and chip shop whilst there are also nearby fields and riverside walks. The city centre stands just a mile away boasting an array of shops, bars, restaurants and facilities.

In more detail the property comprises:  
Concrete path leads to:

Double glazed french doors at the front elevation leads to:

#### Entrance Porch

1.2m x 1.8m (3' 11" x 5' 11")

With tiled floor.

Double glazed obscured glass door leads to:

#### Entrance Hall

With double glazed obscured glass panels either side of the entrance door, laminate flooring, ceiling light point, radiator, telephone point, storage cupboard in the corner which houses the consumer unit, and electric meter.

#### Lounge

3.65m x 5.5m (12' 0" x 18' 1")

With power points, telephone point, TV point, 2 ceiling light points, radiator, and double glazed bay fronted window.

Opening through to:

#### Kitchen/Breakfast Room

3.8m x 3.1m (12' 6" x 10' 2")

With lino flooring, ceiling light point, double glazed door to the rear elevation, space for electric oven, fitted Belling cooker hood, space and plumbing for washing machine, single bowl stainless steel sink with drainer, chrome mixer tap over, space for fridge/freezer, in the breakfast area there is a storage cupboard ideal for pantry space, radiator, and door to rear garden.

#### Bedroom 1

3.65m x 3.65m (12' 0" x 12' 0")

With laminate flooring, ceiling light point, double glazed bay fronted window to the front elevation, radiator, power points and double doors opening into a built-in wardrobe with hanging rail and storage shelving.

#### Bedroom 2

3.65m x 3.0m (12' 0" x 9' 10")

With laminate flooring, ceiling light point, double glazed window to the rear elevation, radiator, power points, and single built-in wardrobe.

#### Bedroom 3

3.65m x 2.4m (12' 0" x 7' 10")

With loft access above, 2 built-in storage cupboards, laminate flooring, ceiling light point, double glazed window to the rear, radiator, and power points.

#### Bathroom

A fully tiled floor, panels to the walls, 2 obscured glass double glazed windows to the rear elevation, ceiling light point, electric shower unit over the bath, hot and cold chrome taps over, corner shower curtain rail, low level WC, wash hand basin with mixer tap over, chrome towel radiator and wall mounted mirror.

#### OUTSIDE

The plot is situated on a good size plot and is approached over a dropped curb which allows access onto a concrete driveway with parking for 2 plus vehicles, and the boundary is created by a hedge row at the front, fencing to either side, and from here the garden area is mainly laid with stone. There is a corrugated sheeted carport and from here access to an outbuilding to the rear and side of the property. The rear garden there is a Pergola which 'umbrellas' the rear door and the workshop, and from here there is a very large patio seating area immediately to the rear of the property, outdoor storage shed, brick built BBQ, outdoor tap, fencing at the rear of the patio which opens through to a further garden area which is mostly laid to lawn. Shrubby, and flowers and ornamental trees create an ornamental garden borders around the lawn area with fencing forming the boundary of the garden. There is a summerhouse to one corner.

#### Lean-to Out Building

2.8m x 3.0m (9' 2" x 9' 10")

Having access from both the carport and the rear garden, wooden suspended floor, power, lighting, window to the front, and single glazed window to the rear.

#### AGENTS NOTE:

This property has NO 'PRC CERTIFICATE' (Precast Reinforced Concrete). Mortgage lenders may require this certificate to approve financing for such properties.



#### 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...

✔ Entrance Porch 1.2m x 1.8m (3' 11" x 5' 11")

Lounge 3.65m x 5.5m (12' 0" x 18' 1")

Kitchen/Breakfast Room 3.8m x 3.1m (12' 6" x 10' 2")

Bedroom 1. 3.65m x 3.65m (12' 0" x 12' 0")

Bedroom 2. 3.65m x 3.0m (12' 0" x 9' 10")

Bedroom 3. 3.65m x 2.4m (12' 0" x 7' 10")

Lean-to Out Building 2.8m x 3.0m (9' 2" x 9' 10")

#### And there's more...

✔ Large plot

✔ Popular residential area

✔ Close to local amenities