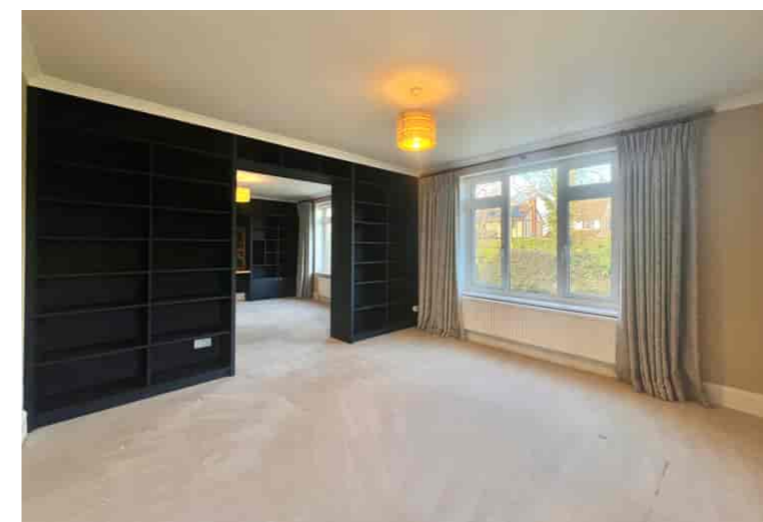


103 Kings Acre Road
Hereford HR4 0RQ

£400,000



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

Hereford 01432 343477

Ledbury 01531 631177

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'E'

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

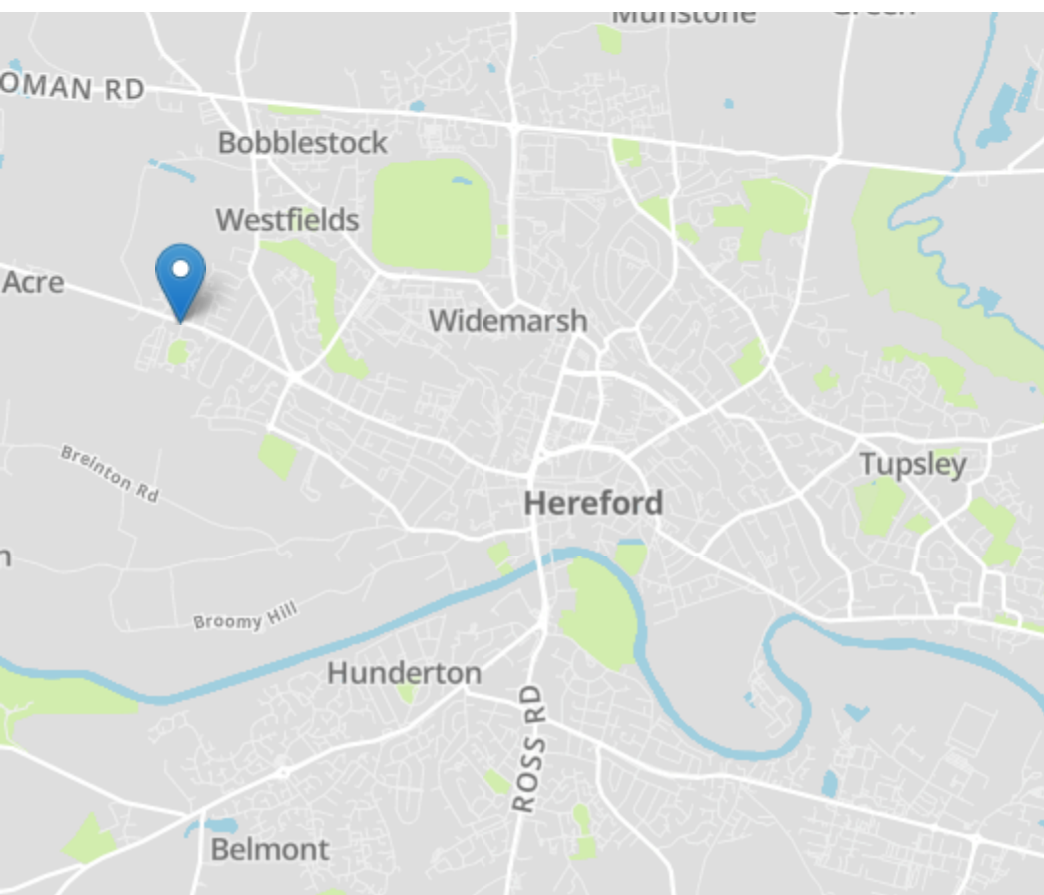
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

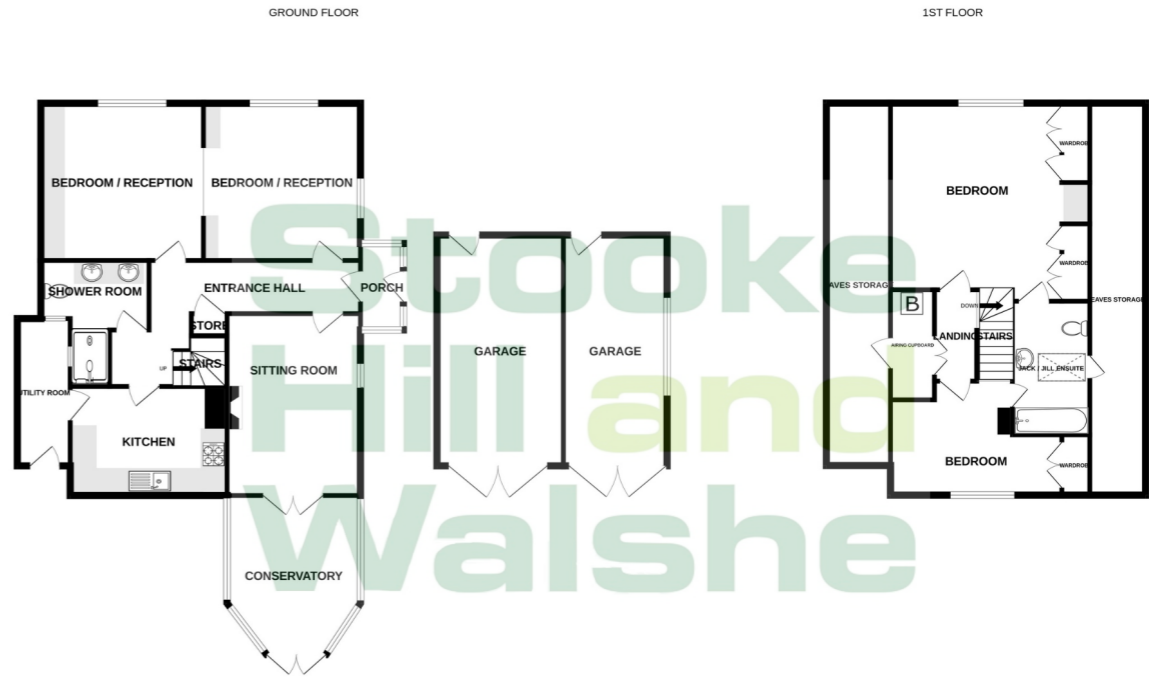
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



DIRECTIONS

From Hereford City, proceed west onto A438 Whitecross Road, at the roundabout take the 2nd exit onto A438 Kings Acre Road, the property can be found on the left hand side as indicated by the Agents For Sale board, next to the turning onto Huntsmans Drive. For those who use 'What3words'/// supposes.stutter.holdings





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OVERVIEW

Situated to the west of Hereford City centre, in the well established residential location of Kings Acre, a three bedroom detached bungalow which has had a recent upgraded roof and decoration. This home has gas central heating, double glazing, off road parking, garage and a private, established rear garden and is offered with no onward chain. The property is located to the west of Hereford in the popular residential area of Kings Acre and is close to the property there are a vast array of amenities including a choice of shops, butchers, schools, church, public house, post office and there is a regular bus service to and from Hereford City, where there is a whole range of facilities, hospitals, and railway station.

GROUND FLOOR

ENTRANCE PORCH

2.171m x 1.05m (7' 1" x 3' 5")
The entrance porch comprises of: part brick and part timber construction; wooden flooring; a ceiling light point; double glazing, and a door to the front elevation.

ENTRANCE HALL

The entrance hall comprises of: entry via an internal double glazed door from the entrance hall; carpet flooring; three ceiling light points; two central heating radiators; stairs leading to the first floor landing; an under stairs storage cupboard, and the thermostat control.

RECEPTION ROOM

4m x 4m (13' 1" x 13' 1")
The reception room comprises of: carpet flooring; a ceiling light point; dual aspect double glazed windows to the front and side elevations; a central heating radiator; a telephone point; a television point; power points, and some fitted storage shelving.

BEDROOM TWO

3.85m x 4m (12' 8" x 13' 1")
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the side elevation; a central heating radiator; some fitted storage; power points, and a television point.

DOWNSTAIRS SHOWER ROOM

The downstairs shower room comprises of: dual wash hand basins over wooden work surfaces, with chrome mixer taps over; tiled surround; lino flooring; spotlights; a fully tiled shower cubicle, with a glass swivel screen and a mains shower unit within; a ceiling extractor point; a double glazed window; a chrome towel radiator; a low level WC, a single internal glazed glazed window.

LOUNGE

4.9m x 3.35m (16' 1" x 11' 0")
The lounge comprises of: carpet flooring; a ceiling light point; two wall light points; a capped off fireplace; a telephone point; power points; a television point; a double glazed window to the front elevation, and internal, single glazed, timber-framed, french doors leading to the conservatory.

CONSERVATORY

4m x 3.5m (13' 1" x 11' 6") - MAXIMUM MEASUREMENT
The conservatory comprises of: block and timber frame construction; double glazing; double glazed, timber french doors leading to the rear garden; power and lighting; a television point; a central heating radiator; a wall light point, and a glass roof above.

KITCHEN

2.75m x 4m (9' 0" x 13' 1")
The kitchen comprises of: tiled flooring; spotlights; a double glazed window to the rear elevation; a central heating radiator; wooden work surfaces over fitted base units; fitted wall units; an electric double oven; a four ring electric hob with cooker hood over; sink and drainer with one bowl; an integrated dishwasher; an integrated fridge; integrated freezer; LED feature lighting, and a television point.

LEAN-TO UTILITY

4.25m x 1m (13' 11" x 3' 3")
The utility comprises of: lino flooring; corrugated sheet above; power and lighting, and hot and cold services.

FIRST FLOOR

FIRST FLOOR LANIDNG

The landing comprises of: access via fitted carpet stair case; loft access above; a ceiling light point; a large airing cupboard which houses the Worcester combi central heating boiler, and eave access.

MASTER BEDROOM

5.15m x 4.75m (16' 11" x 15' 7") - MAXIMUM MEASUREMENT
The master bedroom comprises of: carpet flooring; a ceiling light point; a double glazed window to the side elevation; a central heating radiator; plenty of fitted wardrobe space, with hanging rails and shelving; a fitted dressing table; a doorway leading to a Jack & Jill en-suite.

EN-SUITE

The Jack & Jill en-suite comprises of: lino flooring; a velux skylight window; a low level WC; a chrome towel radiator; a wash hand basin with chrome mixer tap over; a wall-mounted LED feature mirror; a bath with a chrome mixer tap and mains shower unit over, as well as glass swivel screen; spotlights, and an extractor point.

BEDROOM THREE

3.2m x 4m (10' 6" x 13' 1") - MAXIMUM MEASUREMENT
Bedroom three comprises of: a ceiling light point; a single glazed, internal window to the stairway; a double glazed window to the side elevation; a door to the Jack & Jill ensuite; a central heating radiator, and fitted wardrobe space with double doors.

OUTSIDE

FRONT APPROACH

The front approach comprises of: a dropped curb allowing access onto a brick-paved driveway, providing parking for four + vehicles; a double garage with barn-style doors; and, access to the property via the entrance porch.

GARAGE

2.6m x 5.9m (8' 6" x 19' 4") - Right Garage
The right garage comprises of: a pitched roof; barn-style doors to the front elevation; concrete pad beneath; power and lighting; block wall dividing the two garages; a single glazed window; a single glazed door to the rear elevation; two ceiling light points, and the electrical fuse board.
3.175m x 5.8m (10' 5" x 19' 0") - Left Garage
The left garage comprises of: a ceiling light point; power and lighting; concrete pad beneath; pitched roof above; a single glazed door to the rear elevation, and barn-style doors to the front elevation.

SIDE GARDEN

The side garden comprises of: a brick wall; an archway with shrubbery; a garden space laid to lawn; some trees; shrubbery growing amongst a flower bed, and a concrete and block wall surround the boundary.

REAR GARDEN

The side/rear, south-facing garden comprises of: recently laid large Indian sandstone patio; gated access from the driveway; access to the utility; access to the conservatory; a feature wall; a lawn space; some trees; shrubbery; hedging and fencing maintaining the boundary, and access behind the garage for bin stores, etc.



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: 2.171m x 1.05m (7' 1" x 3' 5")
- ✓ RECEPTION ROOM: 4m x 4m (13' 1" x 13' 1")
- ✓ BEDROOM TWO: 3.85m x 4m (12' 8" x 13' 1")
- ✓ LOUNGE: 4.9m x 3.35m (16' 1" x 11' 0")
- ✓ CONSERVATORY: 4m x 3.5m (13' 1" x 11' 6") - MAXIMUM MEASUREMENT
- KITCHEN: 2.75m x 4m (9' 0" x 13' 1")
- LEAN-TO UTILITY: 4.25m x 1m (13' 11" x 3' 3")
- MASTER BEDROOM: 5.15m x 4.75m (16' 11" x 15' 7") - MAXIMUM MEASUREMENT
- BEDROOM THREE: 3.2m x 4m (10' 6" x 13' 1") - MAXIMUM MEASUREMENT
- RIGHT GARAGE: 2.6m x 5.9m (8' 6" x 19' 4")
- LEFT GARAGE: 3.175m x 5.8m (10' 5" x 19' 0")

And there's more...

- ✓ Popular residential area
- ✓ Three bed dormer-style bungalow
- ✓ Close to local amenities